

## Shadow Brook Swim Club Board Meeting September 18, 2006 DRAFT

**Board Members Present:** Doug Newton, Patrick Smith, Jody Tempel,  
Rodney Whitefield, Monique Bosomworth  
[ Also present Don Hale, ACC]

**Meeting in Session:** 7:33 p.m.

**Minutes:** The draft minutes from the Board Meeting of August 1, 2006 were read and unanimously approved as corrected.

**ACC:** Don Hale reported that one of the owners of the property at 6727 Bitterroot Place will be contacted again. There has been no observable action on the promised landscaping renovation. The Board consensus was that we wanted observable physical progress by the end of September. The ACC will send another letter to the owners.

Patrick's complaint with San Jose City code enforcement regarding a home business on Summerleaf Drive has been investigated. The investigator cited the owner for usage of more square footage than permitted. The issue of annoyance of the a neighbor by customers of the business was not addressed. We have no documented evidence of the times and frequency of the annoyances. Such information would need to be collected and documented by the neighbors before any action, beyond requesting cooperation by the business owner, could be considered. With such information, another complaint to the city enforcement office would be possible.

**PODS:** PODS are a portable on demand metal storage structure. One unit has been in place on the driveway of one Shadow Brook residence for many months. An email detailing the text of a proposed rule regarding such storage structures had been sent out in advance but not received by three of the Board members. The text was read and it was agreed that we should announce a proposed rule about the amount of time that PODS or similar structures could be placed on the driveways of Shadow Brook residences. The wording of the driveway rule will be reworded by the secretary. When the finalized version is approved, it will be published in the Splasher for homeowner comment.

Don Hale will prepare an informational statement for the Splasher about placing recyclable items and landscape trimmings in the street. Car thefts have been reported in Montevideo.

Bill Helms, a member of the ACC, has sold his residence. At least one new member will be needed for the ACC.

**Document Group:** The document group is finishing up. They have made changes to their draft in response to earlier comments. The document will probably be given to the Board, probably in January or February 2007, and the group will then stop meeting.

**Pool:** Monique had obtained a quote of \$3,822 for a 10' x12' Tuff Shed. This shed would be under the redwood tree just north of the present storage building I provides two storage areas separately accessible by exterior doors. One area provides separate ventilated lockable storage for propane tanks. The other, larger area, provides covered in and off season storage of chairs and lounges.

**Motion:** A motion was made that: "We purchase a 10' x 12' Tuff Shed as described at a cost up to \$4,200." Motion passed unanimously by the Board members in attendance.

**Pool (continued):**

Monique had obtained lawn and landscaping renovation bids from our gardener and from Le's Landscaping. The gardener's bid of \$12,000 was considered to low for the quantity and quality of renovation desired. Le's bid at \$20,000 included full replacement of the sprinklers and PVC piping, Additional drain lines for low-lying grass areas were suggested and viewed as desirable by the Board. Some suggested concrete work to widen the concrete paved walkway between the storage building and the pool has yet to be quoted. Additional bids will be obtained. It is desired that the work be completed before December 2006.

The tree removal permit is expected in about three weeks.

**Splasher:** The articles deadline for the next Splasher is Friday, September 22.

Rodney will work up a Splasher candidacy statement for inviting Board candidates for the 2007 pool season Board. Monique indicated that she would not be a candidate for the 2007 pool season Board.

**Treasurer:** Four owners have not paid their 2006 annual dues. Liens are being filed.

**Meeting adjourned:** 10:30 p.m.

Submitted by: **DRAFT**  
Rodney Whitefield: Secretary