

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

September 2nd, 2008

Location: Shadow Brook Pool, San Jose CA

Attendees: Patrick Smith, Doug Newton, Henry Blankenheim, Brett Wingo, ACC Update, Don Hale and Desiree Childress

Call to Order: 7:10 pm

Board Positions

Patrick Smith – President
Doug Newton – Treasurer
Henry Blankenheim – Vice President, Pool
Carla Neumann – Vice President, Communications
Brett Wingo – Secretary
Open – Vice President, Social

New Business

- The President asked if any new items needed to be addressed. No new items were offered for discussion.

Finance Review and Update

- Six homeowners have not paid their dues. An invoice has gone out with late fees. Two homeowners have not paid the late fee and will be billed again for just the late fee.
- 29 people are on the waiting list. Depending on how many more send in the application fee to officially be placed on the list, the board will review if we should cap the total number that can be on the waiting list.

Pool Update

- President will look into purchasing two new grills and chairs at end of year sales this fall.
- One of the pool heaters is failing. It is only two years old so the Pool VP will investigate if the heater is under warranty.
- Vending machine is repaired and is being kept full with drinks and water as requested. The second vending machine still needs to be removed.
- Pool will be open weekends through the end of September. A unique situation for this year has been approved for the pay of lifeguards. Next year a part of the hiring process will be to assure that some lifeguards will be committed to work through September.

- VP of Pool has obtained a proposal for the landscaping that has several options and will be reviewed by the board.

Social Update

- Social events for the year have been successfully completed through sharing of the duties. The board will investigate having one of the contributing volunteer to run for the board and potentially fill the VP of Social vacancy.

Architectural Control Committee (ACC)

- The ACC has four open issues with residents.
 - There is a ripped awning that needs to be addressed. A letter has been sent and the homeowner is being given time to respond.
 - Bushes need to be trimmed for safety. The President will call the city about this issue.
 - Side of one driveway is all dirt and needs to be planted or covered. Letter has been sent and the ACC has stopped by to speak with the homeowners.
 - A letter has been delivered to a home where the lawn is dead.
- The ACC log file needs sent to the board prior to each board meeting and reviewed at every meeting.

Communications

- The board needs to schedule the fall meeting.

Upcoming Board Meeting

The next board meeting will be targeted for the middle of July. The President will send an e-mail out regarding potential dates.

Meeting was brought to close at 8:17pm