

Shadow Brook Swim Club Board Meeting October 13, 2006 DRAFT

Board Members Present: Doug Newton, Patrick Smith, Jody Tempel,
Rodney Whitefield, Monique Bosomworth, Tom Chester

Meeting in Session: 7:33 p.m.

Minutes: The draft minutes from the Board Meeting of September 18, 2006 were read and unanimously approved as corrected.

Proposed Policy Changes:

Motion: It was moved and seconded that: The board approve and enact the proposed Shadow Brook Policies published in the July Splasher. Motion passed unanimously. The policies enacted are appended to these minutes as a record.

Fall Meeting: It was moved and seconded that: Patrick is authorized to appoint an "Inspector of Election" or three "Inspectors of Election" for the election scheduled for the November 13, 2006. Motion passed unanimously.

Pool:

Monique had obtained additional lawn and landscaping renovation bids. The bid from Martin Garden Services was for \$33,000. Four commercial landscaping companies had been contacted but only one bid at \$42,000 was received. The others declined to bid. The gardener's bid of \$12,000 was considered too low for the quantity and quality of renovation desired.

Motion: It was moved and seconded that: Monique be authorized to finalize the bid with Martin Garden Services, not to exceed \$35,000, and to enter a specification of the type of grass that will be installed. Motion passed unanimously.

The "Tuff Shed" will be installed November 6.

A contract has been signed with Lincoln Pool Supply for chemical tanks at the pool. The chemicals will be supplied by BCS, a service company which will provide the pool chemicals to fill the tanks. This will be done the first week in November.

Another contractor has been contacted to install the new eye-wash station. The eye-wash station has already arrived.

A handyman has been contacted who will build the roof structure required to cover the secondary holding containment structure surrounding the pool chemical tanks. The secondary containment is required to be installed with roofing to prevent rain water from entering the secondary containment.

The water supply back-flow valve is being re-inspected as Monique believes it is in compliance with regulations.

ACC: The landscaping of property at 6727 Bitterroot Place has had a row of rocks placed around the front lawn area.

Document Group: The document group intends to present its final recommendations at the Spring General Meeting.

Treasurer: Four owners have not paid their 2006 annual dues. Liens have been filed.

Splasher: The draft of October Splasher was passed out and reviewed by the Board.

Next Meeting: The next meeting will be the Fall General Meeting Scheduled for November 13, 2006 7:30 P.M. at the Almaden Country School corner of Trinidad and Akio Way.

Meeting adjourned: 8:50 p.m.

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

SHADOW BROOK POLICIES AS CHANGED AND ADOPTED

Architectural Control Committee ("ACC") Approval for New Construction:

ACC approval for new construction follows the procedures listed under **Remodel Policy**.

Antenna Policy:

Only antennas for the reception of broadcast TV, FM, and Satellite broadcast antennas (i.e., "dish" antennas 39.37 inches or less in diameter) are permitted. All other types of antennas are not allowed.

It is requested that the antennas for broadcast reception **not** be attached to the front walls of the residence or near the front roof eave of the residence. If you have any questions, please contact the ACC who may be able to advise as to placement.

Home Maintenance:

Because Shadow Brook homes were built around 1970, some components of the original construction have been routinely replaced throughout the properties in the process of maintaining the residences and the desirable appearance of Shadow Brook. Replacement of the following components, with materials equal or better than the original, are part of normal maintenance and do not require ACC approval.

1. Replacement of exterior windows with equal or better.
Double pane windows are commonly installed as replacements.
2. Replacement of concrete driveways with equal or better concrete driveways.
3. Replacement of exterior doors or garage doors with equal or better.
Roll-up garage doors are to be painted to match the existing color of the residence unless otherwise approved by the ACC.
4. Replacement of rain gutters and down drains with equal or better.
The replacement gutters and down drains are to be painted to match the existing color of the residence unless otherwise approved by the ACC.
5. Replacement of entry walks with equal or better materials.