

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

October 19th, 2009

Location: Newton Residence, San Jose CA

Attendees: Patrick Smith, Doug Newton, Staci Tenczar, Lynn Kepp

ACC: Desiree Childress, Don Hale, Bob Parker

Call to Order: 7:00pm

Board Positions - 2009

Patrick Smith – President

Doug Newton – Treasurer

Lynn Kepp – Vice President, Pool

Carla Neumann – Vice President, Communications

Brett Wingo – Secretary

Staci Tenczar – Vice President, Social

Finance Review and Update

- Payment received from Summerleaf house that sold. One outstanding payment on Bret Hart.
- CD coming up for renewal. Doug will review option for capital reserve fund CD.

Pool Update

- From Luis Diaz is our new landscaping provider, he is \$140 per month cheaper than our previous gardener. He has stated he will be proactive in caring for the grass issues.
- The fence facing Shadow Brook is only being held up by the ivy. It will need to be replaced this winter. The ivy must be removed and the fence taken down. Lynn will get bids to do this work and decide what type of fence and whether or not to use lattice.
- It is suggested that we re key the entire pool. Keys have been around for 10 plus years and we would like to have better control of who has access to the pool. Three keys, pump room, internal locks, and gate access.

ACC

- ACC news: Gene (neighbor) do not need approval for driveway.
- Summerleaf Ct.: city is involved in vehicles in the backyard. Our CCR's supercede the city. The city states he must move his cars within 60 days due to the fact that his house is currently on the market. Desiree will email neighbor who is filing complaints to file a formal complaint with the city. We are unsure when the 60 day time table is up. Desiree will check to be sure letter was delivered to find a time table of when 60 days is up.
- Juniper hedges on corner of Camden and Bret Harte: Don is going to ask city to come out and measure hedges and then discuss with the owner about trimming them down due to liability of limited view of children crossing the street.
- Remodel on Winterset: policy went out in the Splasher on October 11th. Board is waiting for 30 day time frame to give neighbors an opportunity to respond to the draft. ACC recommends adding a note in Splasher "as a courtesy to your neighbors, please notify your neighbors of any intentions to remodel". This is merely a suggestion, not a policy change.
- PG&E: we only have one pipe coming into the neighborhood from Almaden Expwy. This is what causes our power to go out so often. We need two to alleviate this problem. It has been suggested that Pg&E come to our December board meeting. Patrick will contact pg&e to find out what protocol must be taken to initiate this change.

General

- Ballots and election material need to go out.
- Two board members are unable to attend the fall meeting, therefore board is looking at dates to reschedule. (possibly 10th)

Meeting was brought to close at 8:24 pm