

Shadow Brook Swim Club Board Meeting November 3, 2005

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

Meeting in Session: 7: 35 p.m.

Jody opened the meeting and the first item of business was the assignment of the Board positions which each member would assume for the following year.

Motion: It was moved and seconded that: Patrick Smith be President. The motion was passed unanimously by the members in attendance.

Motion: It was moved and seconded that: Monique Bosomworth be Pool V. P. The motion was passed unanimously by the members in attendance.

Motion: It was moved and seconded that: Tom Chester be Communications Director. The motion was passed unanimously by the members in attendance.

Motion: It was moved and seconded that: Doug Newton be Treasurer. The motion was passed unanimously by the members in attendance.

Motion: It was moved and seconded that: Rodney Whitefield be Secretary. The motion was passed unanimously by the members in attendance.

Motion: It was moved and seconded that: Jody Tempel be Social V. P. The motion was passed unanimously by the members in attendance.

Monthly Meetings:

The issue of when to schedule monthly meetings was discussed. The decision was to regularly schedule meetings the third Tuesday of each month. The issue of when to hold meetings in November and December was addressed because the third week in these months conflicted with the annual holidays. The decision was to have only one meeting for these two months. This meeting will be on the first Tuesday in December, December 6. The meeting will be at the Whitefield residence, 6794 Heathfield Drive at 7:30 P.M.

Title Transfer documents:

The issue of charges for Shadow Brook documents provided to Title companies in connection with property sales was discussed as it related to the requirements of California Civil code. The consensus was that we would provide the documents at no cost if supplied in electronic form, but would charge printing and mailing cost if in hard copy. A formal procedure will be considered at the next meeting, after the transfers of duties to the new board members is completed.

Policy on Remodel:

The proposed policy on Remodel which had been published in the Splasher was discussed, particularly the wording of one line for which a comment had suggested clarifying the wording.

Motion:

A motion was properly made and seconded that: The Board adopt the "Shadow Brook Swim Club Policy on Remodel" with the minor wording change "Items which the ACC requires for their review of the "appropriate plans and specifications" are: ." The motion was passed unanimously (5 votes for) by the Board members in attendance.

The text as approved follows:

Shadow Brook Swim Club: Policy on Remodel

The following policy has been established and is meant to provide guidance for any Shadow Brook homeowner contemplating a remodel. Because Shadow Brook homes are now 35 years old, remodeling benefits the entire neighborhood, preserves and enhances value to the owner. This policy is intended to facilitate approval of such remodels by homeowners. Repairs and maintenance of existing improvements which maintain the existing appearance do not require ACC approval.

Section "O" of the CC&Rs, including the amendment filed April 10, 1989, is quoted below:

O. No Owner shall alter the appearance of the exterior of any improvement on his Lot or construct or install any improvement, or addition to improvement, on such Lot so altering the appearance of existing improvements (including alteration of the exterior color scheme so that it differs substantially from the approved exterior color scheme of any other improvement located on the Subdivided Property) without the prior written approval of the plans and specifications therefor by the Architectural Control Committee (as defined in Paragraph 5). The Committee shall grant its approval only in the event that the proposed work will benefit and enhance the entire Subdivided Property in a manner generally consistent with the plan of development thereof. The Committee's approval or disapproval shall be in writing. In the event that the Committee fails to approve or disapprove within thirty (30) days after the appropriate plans and specifications have been submitted to it, approval will be deemed given and compliance with the terms of this paragraph conclusively presumed.

Items which the ACC requires for their review of the "appropriate plans and specifications" are:

- a. Exterior elevation drawings
- b. Lot layout plan
- c. Square footage of the proposed remodel
- d. Specifications for all exterior materials (paint, roofing material, siding, etc) along with the name of the manufacturers.

These documents will be retained in the Shadowbrook ACC records for future reference.

The ACC will respond to the owner within 30 days. If approved, the approval will be valid for 12 months from the date of approval. All exterior work shall be completed within 9 months of start of construction. The completed remodel shall agree with the conditions as defined in the original design documents above. Any exterior plan changes during construction or reasonable time extensions require prior approval by the ACC.

Treasurer: Doug Newton will contact Bruce about the transfer of documents. He will also investigate which parts of the treasurer's duties are suitable to be provided by outside service providers under contract.

Communications: There was a discussion about the number of and timing of the Splasher for the next year. There will be one Splasher for November-December and one Splasher for January-February. The February Splasher will include the estimated budget for the next fiscal year.

The website will be studied to see how it can be improved. There is to be a comment button which will email comments to the entire Board.

Next Board Meeting: The next board meeting will be Tuesday, December 6, 7:30 P.M., at the Whitefield residence, 6794 Heathfield Drive.

Meeting adjourned: 9:25 p.m.

Submitted by:

Rodney Whitefield: Secretary

As corrected and approved 12/06/05