

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

August 18, 2011

Location: Shadow Brook Pool, San Jose, CA

Board Attendees: Patrick Smith, Staci Tenczar, Lynn Kepp, David Lang, Peter Contini, Ron Elioff

ACC Attendees: Don Hale

Special Guests: Kyle Kikuta and Jer Bozzo from Valley Splash Swim Team

One homeowner was in attendance at the start of the meeting

Call to Order: 7:06 pm

Board Positions – 2011

Patrick Smith – President

Dave Lang – Treasurer

Lynn Kepp – Vice President, Pool

Staci Tenczar – Vice President, Social

Peter Contini – Communications

Ronald Elioff – Secretary

General and ACC Update

Don Hale mentioned that Saturday, August 21, 2011 that there is going to be a drive through the Shadow Brook community to look at front yards. Those yards that are not up to the standards set forth in the Splasher and CC&R's would be getting a letter asking those homeowners to please comply with the CC&R's.

Also Comcast has installed several boxes in the Shadow Brook community in which several homeowners have called asking whether anything could be done about these installations. Shadow Brook has no control over this matter and questions regarding this should be forwarded to Comcast.

Pool/Swim Update

Lynn mentioned that pool usage has been very low. A 20 day sample was taken and the average attendance for the sample period was 120 for an 8 hour period. Discussion was held on increasing the associate membership. The board will be seeking homeowner input on increasing associate membership which will appear in the next Splasher. This issue will be brought up again at the next board meeting. Looking forward to inputs from the community on increasing associate membership.

Lynn introduced the two special guests, Kyle and Jer who coach and run the Valley Splash Swim Team. They are interested in renting the Shadow Brook pool during the off season. They would only use the pool as a training facility. The Valley Splash Swim Team would be responsible for use of the pool. The Shadow Brook swimmers would be invited to join if they so desire.

Lynn issued what it would cost to run the pool during the winter months. She presented the following categories:

The rent for the facilities in September and October will be \$950 and includes:

Water	\$200
PGE	\$500
Facility Usage	\$200
Chemicals	\$50

The rent to use the facilities November – April will be \$1650 and includes:

Trash Pickup	\$300
Pool Cleaning	\$400
Water	\$200
PGE	\$500
Facility Usage	\$200
Chemicals	\$50

The issue of liability insurance was raised. Shadow Brook would not need to get any additional liability insurance; Shadow Brook would be added as a rider on the Valley Splash's Swim Team insurance policy.

Since this is something new to the board, it was suggested that the Shadow Brook homeowners be notified of their thinking about renting the pool. A special Splasher would be issued to the Shadow Brook homeowners asking for their inputs on the pool rental. It was suggested that this be a pilot project for 6 months and then have discussion with homeowners after we have data of use during the pilot season at the Spring meeting.

A motion was made by Don Hale to have the board make a decision on the pool rental. It was seconded by Lynn Kepp. The motion passed, 6 yes votes, 0 no votes.

Finance Review and Update

Dave in his finance report mentioned that there are less than 20 Shadow Brook homeowners that have not paid their dues for this coming year. Another invoice will be sent to those Shadow Brook homeowners who have not paid their dues.

Staci Tenczar needs to be re-imbursed \$700 for a refrigerator purchased from Sears .

Communications Update

Pete will be issuing a special Splasher regarding the rental of the Shadow Brook pool. In the September issue of the Splasher there will be a request for input from the Shadow Brook homeowners on increasing the number of Associate Membership.

Social Events Update

Staci Tenczar reported that all of the Wednesday evening social events made money except the last one. The intention of the social events is to break even and not make money.

The meeting was adjourned by Patrick Smith at 8:05 pm