

Shadow Brook Swim Club Homeowners' Association

Board of Directors Meeting

January 9, 2012

Location: Bret Harte Middle School, San Jose, CA

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

ACC Attendees: None

Special Guest: John Martin – prospective board member

Seven members from the Shadow Brook community were in attendance at the start of the meeting

Call to Order: 7:50 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

The submission of ballots and the closing of voting were officially closed by President Patrick Smith at 7:55 pm. Volunteer ballot counters then began counting the ballots.

General and ACC Update

Patrick Smith subbing for Don Hale mentioned that a lot of remodeling and painting of homes took place in Shadow Brook this past year. Also mentioned that there were less than 10 homes in which the properties needed attention. ACC and board are working with these homeowners to improve their properties.

Pool/Swim Update

Lynn mentioned that it was a very successful year at the pool. The demand for swim lessons was great and five, two week sessions for swim lessons were given. The five, two week sessions for swim lessons are already scheduled for next year, 2012. Lynn mentioned that the Valley Splasher swim club has been renting our pool since last September where its members practice. No problems of any sort with the Valley Splasher swim club. Only problem was with the pool pump and that problem has been fixed. There are two areas that need attention at the pool, the first being concrete around the pool and the second being the Arbor trellis that needs to be replaced. Bids will be solicited for repairing the two problems described above.

Communications Update

Peter mentioned the web site has been completely overhauled to make it more user friendly. Other general improvements include: volunteer list of e-mail addresses, more utilization of the face book page and compiling a list of contractors for use by the Shadow Brook homeowners.

Social Events Update

Staci Tenczar reported a great season for the social events for the past year. All of the Wednesday evening social events were well attended. The intention of the social events is to break even which this past year was accomplished. The upcoming Memorial Day is the first big event scheduled for 2012 at the pool.

Finance Review and Update

Dave in his finance report mentioned that as of December, 2011, Shadow Brook was in a very comfortable position financially. The Shadow Brook checking account contained \$45K. The savings account contained \$30K and a long term CD of \$100K. Dave mentioned that there were currently 8 homeowners with outstanding balances. Pending are pool updates and bids will be solicited. The Shadow Brook swim club is self-funding and financially stable. Currently there will be no pool dues increase for the coming year.

Open Forum/ Q & A

Pool Attendance

Lynn passed out the attendance for the years 2010 and 2011 showing the number of members/guests that used the pool on a daily basis. The daily attendance was compiled starting in late May and continuing through the first week of September.

Increase the number of associate members

A discussion on increasing the number of associate members was held. Currently there are 100 associate members. Considering increasing the number of associate members by 25.

Election Results

The total number of ballots received from the Shadow Brook community for the new board was 171. The volunteer counters reported the following results:

Patrick Smith - 167

Lynn Kepp - 151

Staci Tenczar` - 161

David Lang - 156

Peter Contini - 208

John Martin - 153

The above list constitutes the newly elected Board of Directors for Shadow Brook for 2012.

There were two write-in candidates.

Harry Turnbull - 3

Mary Jo Heindel - 3

The meeting was adjourned by Patrick Smith at 9:05 pm