

# ***SHADOW BROOK SWIM CLUB HOMEOWNERS' ASSOCIATION***

## ***Board of Director's Meeting***

***February 28, 2012***

**2012 Board Positions:** Patrick Smith – President  
Peter Conti – Vice President, Communications  
Lynn Kepp – Vice President, Pool  
Staci Tenczar – Vice President, Social  
David Lang – Treasurer  
John Martin – Secretary

**Location:** Shadow Brook Swim Club, San Jose, CA

**Call To Order:** 8:06 p.m.

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### **ATTENDEES**

Patrick Smith, Peter Conti, Lynn Kepp, Mary Nicholson, Staci Tenczar, John Martin, David Lang

### **ACC UPDATE**

- The ACC signed off on several roof and paint requests. A member of the ACC will submit a plan for their personal property landscape upgrade within one (1) month

### **COMMUNICATIONS**

- The next issue of the Splasher will be issued in March, any submissions should be made by March 10, 2012

### **FINANCE**

- There currently are a few homeowners who are not current with their association dues
- Our taxes were filed during the month of February, 2012
- Our Statement of Information with the Secretary of State is current
- Our current liability insurer will not renew our future contract; a replacement insurer is lined up
- The Treasurer is investigating a cashless payment system, as large amounts of cash are problematic. The initial implementation will probably focus on eliminating cash for swim lessons. The cashless policy should expand to members and associate members dues, swim team fee's and then address the \$1K cash generated during swim meets.

### **POOL**

- Pool Readiness
  - Repairs were made to the pool and completed during the month of February
  - Squirrels were found in the shed and an exterminator will be called in

- Plans for staffing the pool will include having co-managers and the interviewing process will begin in March, 2012
  - Statistics of pool attendance were presented at the January 9<sup>th</sup> Board Meeting. Based on the historic usage data, the pool is under utilized 98% of the time. A vote was taken today to increase the associate membership of the pool by 25 memberships. By adding a 6% increase in total memberships, the utilization of the pool will increase slightly and the financial benefit to the Homeowners Association is to help to keep future dues increases in check
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**GENERAL BUSINESS – NEW**

- Shadow Brook was asked for permission to allow a charitable yard sale in the parking lot on March 10, 2012, a question came up of who is liable should someone get injured at the event

**MEETING ADJOURNED: 9:29 P.M.**