

SHADOW BROOK SWIM CLUB HOMEOWNERS' ASSOCIATION

***July 9, 2012
Board Meeting***

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: 7:34 p.m.

ATTENDEES

Peter Contini, Lynn Kepp, David Lang, John Martin, Patrick Smith, Staci Tenczar, Don Hale

ACC

- The ACC reported that they have updated the list of approved roofing materials

COMMUNICATIONS

- We received good feedback on the implementation of using e-mails in addition to continuing with the required Splasher
- It was reported that several homeowners have expressed a desire to not receive a large volume of e-mails and in addition, a few homeowners don't even own a computer so while e-mail is a great supplement if used judiciously, it will not replace the Splasher as a form of official communication
- As a reminder, the Shadow Brook Swim Club website is a plethora of information. All homeowner documents, board minutes, pool hours, and other useful information can be found there

FINANCE

- Accounts Payable - Are up to date
- Accounts Receivable - Twenty homeowners have outstanding balances for their Homeowner's dues. In some cases, there is difficulty in determining ownership and who is legally responsible. Usually the information can be verified from title company filings, however if a house is transferred to a family member, or if the house is held in a trust, it can be difficult to determine the responsible party

POOL

- Associate Memberships – The pilot program to increase associate memberships from 100 to 125 members appears to be successful
- It was reported that even after the increase in associate memberships, pool attendance is down slightly compared to last year
- Work is anticipated to resolve issues with pool drains and there is a problem with some wiring that controls the sprinklers

GENERAL BUSINESS

- CC&R and By Law Proposals were discussed in order to clarify and update them to comply with the Davis-Stirling Common Interest development Act whose “Rules of Interpretation” governs common interest developments such as Shadow Brook Swim Club. The choices are 1) refer to Davis-Stirling for those issues not specifically defined in our current CC&R’s or 2) to rewrite our CC&R’s to comply with Davis-Stirling
- Litigation Update – As announced in earlier communications, members of the current Board and past Boards have been served to respond to a lawsuit that challenges the Board’s authority to create policies. An attorney has been retained and the case is currently in the Discovery phase

MEETING ADJOURNED: 8:38 p.m.