

Shadow Brook Board Meeting Minutes

January 30th, 2016

Agenda

- Open and Welcome
- Profile of Shadow Brook HOA
- Safety Volunteer Group
- New Rule Vote: Drought Resistant Policy
- Pool Entry Process and Membership Card Distribution
- Open Forum/Q&A

Meeting opened at 10:06AM

Shadow Brook Profile

- Planned Development with CA
- Governed by CCR's, By-Laws, Policies, and Davis-Stirling Act
- Non Profit 501C and Registered with Sec of State of CA as an HOA
 - 318 Homeowners
 - 125 Associate Members
 - Annual Operating budget of over \$225,000
 - Annual Income/Revenue averages over \$200,000
 - Employ 25+ seasonal employees per year

Safety Volunteer Group

- Presented by Homeowners Tami Sell and Lisa Beyersdoerfer
- Seeking community support and creation of Neighborhood Watch Group
 - This is a volunteer group and not part of HOA
- Explanation of goals to increase sense of community
 - Learn safety and crime prevention
 - Share best practices of other watch groups in the area
 - Help out fellow neighbors in times of emergencies
 - Help keep Shadow Brook safe
- Councilman Khamis has been contacted and there is some participation from his office
- Tami Sell passed out list to collect names of homeowners interested in joining Neighborhood Watch
 - Meeting to be held on March 5th at Amato's Pizza on Meridian and Redmond
 - 11AM to 1PM
- Flyers will be passed out to 318 homeowners by volunteers as a reminder to those not present
- Contact Tami Sell or Lisa Beyersdoerfer for any questions
 - tami.sell@yahoo.com
 - southbaymom@me.com (Lisa)

New Rule Vote: Drought Resistant Policy

- Proposed HOA Rule: Drought Landscaping Rule
- Copy of proposed rule was included in December edition of Slasher
 - Delivered to Homeowners on Dec 30th, 2015
- Mains point covered by proposed rule:
 - Native plant, low water landscaping

- Synthetic turf installation
- Failure to maintain appears
- Questions were fielded around reasoning for new policy
 - General tone was positive from majority of Homeowners
 - Don Hale fielded most questions and explained many components of the policy
- Shadow Brook President Patrick Smith called for vote
 - Second was given provided
 - 5 Board members voted yes with one member absent
 - President announced proposed rule had been passed at 11:10AM

Pool Entry Process and Membership Card Distribution

- Four Cards will be issued to Households (Members) and Associate Members as defined by Shadow Brook By-Laws, and not extended family members.
 - Extended family is defined as family members *not* living in the household of a Member or Associate Member
- Cards distributed to households of Homeowners of record and Associate Members
- Homeowners of record who rent their property will be required to transfer pool-use rights to Renter should they choose to allow Renter to use pool
 - Renting Homeowner of record gives up pool privileges
- Dues/Fees must be current for pool use
- **NEW:** Shadow Brook Swim Club Membership Card Form will be required
 - Only Household members can use the card as defined:
 - Immediate family up to age 26 and/or permanent resident of household
 - This would include in-laws living in the household
 - Physically living in the home or claimed dependents
- Guest Fees collected from all Guests
- Members need to be present at all times with Guests
- Board is looking for volunteers to provide input into writing policy
- Board is soliciting volunteers to assist in processing card memberships forms and distribution of cards
 - If Interested in volunteering, please contact president@shadowbrook.org
- Questions were asked regarding kids and grandchildren
 - Only immediate family up to age 26 and/or permanent resident of household
- Questions were asked about financial return and reason for this policy enforcement
 - This is not a financial move. Fees were always part of the guest process
 - Policy needs to be enforced due to liabilities and bring parity to all Homeowners

President Adjourned the Meeting at 12:00PM