



## **Shadow Brook Swim Club Homeowners' Association**

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

**November 12, 2019**

**Location:** Bret Hart Middle School, San Jose CA

#### **Board of Director - Attendees:**

President = Patrick Smith

VP Social = Staci Tenczar

Treasurer = Karen Rockwell

Secretary = Mike Beyersdoerfer

Communication: Peter Contini

**Call to Order:** 7:05

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## **Board Meeting February 12th, 2020 at Bret Harte Middle School**

- President called meeting to order at 7:05PM
- Agenda presented and Board Meeting Rules
- Discussed profile of the HOA and reminded homeowners Shadow Brook is governed by Davis-Stirling Act
- Pool incident update discussed
- First restitution from Pool Incident \$40K
- One more payment due with an estimate of \$20K
- Discussed the decision not to do an assessment
- Discussed how we were able to avoid litigation throughout pool incident process
- Treasurer reviews latest balance sheet
- Highlighted approximately \$200K in savings/reserves
- Dues increase was discussed – primary reason for increase was to build up reserves
- Board recommends at least \$150k in reserves be maintained
- Pending remainder of Associate Member dues and Homeowner dues
- Informed homeowners there is a possibility of less Associate Member dues this year

## **ADU Policy review**

- Review of changes made to ADU policy since the version printed in previous Splasher
- HOA's cannot prevent ADUs but have limited ability to regulate
- Homeowners recommended an amendment to ADU Draft policy, specifically the recommended height and length of stay
  - Recommendation of updates to policy accepted by Board and amended policy proposal during meeting based on Homeowners input
- Motion called by President to approve and adopt Shadow Brook ADU policy with proposed homeowner recommendations regarding height and length of stay

section 8 amended

section D8 on height to accommodate plumbing and max ceiling height of 8 feet and window height not to exceed 7 feet

Section C3 to 1 year from 90 day in all mentions in ADU policy

- Motion: President to made motion to approve Shadow Brook ADU/JADU policy as amended
- Motion was Seconded
- Motion passed unanimously

Approved 8:25PM

## **2020 Election**

- President and Board presented timeline [Oct/Nov 2019 to June 2020]
- Timeline illustrated steps/actions the Board has taken to alert Homeowners of need for Board Members & volunteers and that an election would take place in 2020
- Inspector of Election was introduced
- Draft Timeline of the election was provided and discussed
- Election will follow new state HOA election law with guidance from our attorney
- Goal is to have an election in June of 2020 120 days from February 12, 2020
- Steps and milestones provided for election
- 28 days advanced notice and qualifications provided to homeowners
- March Board meeting announced date to be provided based on schedules and room availability

Open for Q/A Discussion

Motion to adjourn, seconded

Meeting ended at 8:58