

THE SPLASHER

Pool Update

Pool hours remain the same until August 11th. Please check our website for updates and any changes to the hours.

Next Board Meeting

Please note the next scheduled board meeting is for September 1st at 7PM. The meeting will be held via Zoom with the ID meeting number 99261173326 and phone number 877-853-5257. Please check our website for full details.

Note from our ACC

If you are changing the appearance of the exterior of your home including but not limited to: landscaping, roofing, remodeling, painting, or siding - you must contact Shadow Brook's Architectural Control Committee at acc@shadowbrook.org.

Please check our website for notifications, HOA documents, policies, and approval guidelines.

Message from your Board

The July Board Meeting took place at the pool and virtually with over 45 people attending. The Minutes are posted on shadowbrook.org for more detail. Following is a summary of the meeting as well as an update on the transition activities to the new Board.

Finance Update/Status

Treasurer [Karen] presented a financial update including current balance sheet, details on required Tax filings and updated HOA Reports that are available on shadowbrook.org. Treasurer informed Homeowners that Tax Returns were filed on time and our finances are in good standing. President [Patrick] presented a letter from our accounting firm, Crawford Pimentel, that confirmed Income Tax Returns, Business Property Statements, Secretary of State filings etc. have all been filed on time. Crawford Pimentel also confirmed Shadow Brook's internal control procedures have been followed.

Board Recommendations & Next Steps - Post Election

Now that the election has taken place, Shadow Brook will have a new Board beginning in September. The current Board presented recommendations including:

- 1) Maintaining minimal amount of reserves [\$225k]
- 2) Maintaining current financial controls & processes
- 3) Enforcement of all current CCR's and Policies including the Architectural Control Committee [ACC] processes.

The Board also outlined the next steps to ensure a successful and smooth transition to the new Board.

Board Transition Update

The current Board began the transition process immediately after the election. A Transition Document was created and meetings are underway with the incoming Board members. There is much to transition and we're off to a good start with a full handoff targeted for the first week of September. Please note the next Board Meeting on September 1 which will serve as the formal transition meeting to the new Board. Please review the July 19th Board Meeting Minutes for more details on our website.