

***Shadow Lake Village
Minutes for Workshop Meeting***

December 11, 2003

Call to order 9:00 am.

Comment:

Roll Call:



Trustees:

- *Kevin Byrne*
- *Mary Carhart*
- *Karl Strauch*
- *Father Joe Quinlan*
- *David Howell*
- *Walter Lohmann*
- *Raymond Johnson*
- *David Anderson*
- *Ned Hammond*

Administration Manager:

- *Richard Carpenter*

Resident Attendance:



FINAL DRAFTS WILL INCLUDE ATTENDANCE

Workshop Meeting:

Review of minutes:



Reviews of the minutes for the November 13 Workshop Meeting and November 20th Business Meeting were completed. They will be prepared for acceptance at the December 18th Business Meeting.

Treasurer's Report: Ray Johnson



- *To date the eleven-month results are not available.*
- *The 2004 budget has been prepared by the BOT and will be presented on Tuesday, Dec. 16th at 7:30 pm.*
- *Assessments are posted on Channel 21 Copies of the budget are available in the Administration Office.*

Action Items Reviewed:



- *N/A*

Committee Reports:



- *N/A*

Unfinished Business:



- *Golf and pool fees tabled to January 15, 2004 Workshop Meeting. Consensus of Board is that there will be no increase of fees. Volunteer golf rangers will also be discussed at that time.*
- *Karl Strauch advised that all Insurance claims be coordinated and processed by the Administration Manager.*
- *Walter Lohmann advised that the deadline for boat registration is June 4th. The Association may dispose of boats not registered with Security by the deadline.*

- *Walter Lohmann advised that Mr. Lindsay has requested a change in parking space. This change would be incompatible to the Master Deed. The Association policy is to change only parking spaces that bring them into closer conformance to the Master Deed. The consensus of the BOT is to deny the appeal, a motion to that effect will be presented at the regular meeting of December 18, 2003.*
- *Kevin Byrne advised that with the assistance of Wilkin and Guttenplan Accounting firm, the application process for the SLV Endowment Fund is being reviewed.*
- *Karl Strauch advised that a new computer in the Administration Office needs to be installed. Kevin Byrne will speak with Ed Corless from Wentworth and request this service.*

New Business:



- *Ned Hammond surveyed the property for dead trees and advised that overgrowth is damaging the buildings. The Chairman will appoint a Site Wide Tree Survey Committee with Ned Hammond as liaison. The Committee will prepare a report and plan for BOT consideration.*
- *Ray Johnson advised that Association Fee delinquencies are being reviewed and possible foreclosure proceedings will be initiated. Liens have been placed on four delinquent homeowners. Karl Strauch recommends that a procedure be put in place to include levying interest on delinquent accounts. Discussion on attaching rents of delinquent rental units. Matter held over for discussion at the January Workshop Meeting.*
- *Karl Strauch advised animals are getting into garbage bins, which are dirty, with some being open on the bottom. A program should be established for cleaning and securing them. Ned Hammond will review and present a plan at the January Workshop Meeting.*
- *Karl Strauch advised that the proposal for insurance from Boynton and Boynton includes a deductible increase from \$2500 to \$5000 and a premium increase to \$228,303. The total does not include auto insurance, which will cost \$6738.57. The premium is approximately 8% and within the budget*

parameters that have been established. K. Strauch recommends that the proposal be accepted and will introduce a motion at the Regular Meeting of December 18, 2003.

- *Kevin Byrne advised that a group of residents would like to establish a Bunco Card Club. Kevin Byrne will make a motion to accept the club at the next BOT meeting.*
- *Ned Hammond advised that the tree maintenance line item is over by \$2750.25. Motion to over expend to be presented at Regular Meeting of December 18, 2003.*
- *Ned Hammond advised that he submitted a credit application to establish a lease for a new truck.*
- *Dave Howell advised that changing the date of the Movie program has proven to be favorable.*
- *Walter Lohmann recommended accepting the proposal from American Pool. It will include an earlier closing in the beginning of the season and other changes. W. Lohmann will present a motion to accept contract at the Regular Meeting of December 18, 2003.*
- *Dave Anderson thanked Fr. Joe Quinlan and the House Committee for decorating the Clubhouse for the holiday season.*
- *Ray Johnson recommends that phone usage for all departments be placed under one line item. Consensus of the Board that this will be a more efficient control of phone costs.*

Trustees' Reports



- *N/A*

Announcements



- *The General "Budget" Meeting will be held on Tuesday, Dec. 16th at 7:30 pm in the Ballroom.*
- *The Business Meeting will be held on Thursday, Dec. 16th at 9:30 am in the Ballroom.*

***The Meeting Adjourned at 10:50 am with a motion by Ray
Johnson/Fr. Joe Quinlan***

Respectfully submitted,

*Richard Carpenter
Administration Manager*

*Karl Strauch
Board Secretary*