

***Shadow Lake Village
Minutes for Workshop Meeting
November 11, 2004
Call to order 9:00 am.***

Roll Call:



Trustees:

- *Kevin Byrne*
- *Ned Hammond*
- *David Anderson*
- *Father Joe Quinlan*
- *Walter Lohmann*
- *Roger Nicholson*
- *Cathleen Sullivan*
- *Warren Van Nosedall*
- *Angela Vullo*

Administration Manager:

- *Richard Carpenter*

Resident Attendance:



FINAL DRAFTS WILL INCLUDE ATTENDANCE

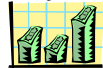
Workshop Meeting:

Review of minutes:



Review of the minutes for the October 21st Workshop meeting and October 23rd Business meeting was completed. They will be prepared for acceptance at the November 18th Business Meeting.

Treasurer's Report: Kevin Byrne for Warren Van Nossdall



- *The approved budget for 2005 will be included as an insert in the December Chatterbox.*
- *A net operating loss of \$30,000 is showing for the year-to-date in 2004. Bulk of the over budget amount included termite exterminating and water line repairs.*
- *Operating reserves has been reduced by \$38,526.*
- *Monthly breakdown of expenses for 2005 budget needs to be prepared by Board members.*
- *Warren requested that when possible expenses be delayed until 2005.*

Action Items Reviewed:



- *N/A.*

Committee Reports:



- *N/A*

Unfinished Business:



- *Dave Anderson advised the addendum to 2005 golf contract includes the purchase of a used Toro Rotary tractor at a cost of \$6,900. The money will be paid back over a 5-year period from Bob Donofrio. The consensus of the BOT is to approve a motion.*
- *Walter Lohmann advised a meeting with the Deputy Chief of Middletown Police will be held. Discussion will include public relations and SLV procedures.*

- *Walter Lohmann advised the no parking rule in front of the Clubhouse will be enforced. Emergency vehicles must be able to pass through the fire lane. Lines have been repainted.*
- *Ned Hammond advised BOT members will meet with the Middletown Planning Board on December 1 to discuss our plans to expand the golf shed.*

New Business:



- *Marlene Ellman addressed the Board in reference to the Socializers' "Walk-a-Thon" scheduled for May 21st. Channel 21, the Chatterbox, and club meetings will be utilized by Committee members to recruit walkers. Prizes will be given out for miscellaneous "fun" contests. A \$2 entrance fee is requested. Middletown First Aid will be on site. The Safety & Security Committee will assist with traffic. A Sponsors Board will be made. The "Walk-a-Thon" will raise money to be donated to the Village. The Board requested that traffic control and safety be carefully planned. The consensus of the BOT is to approve the event, subject to approval of traffic control and insurance coverage.*
- *Walter Lohmann advised that ACC guidelines need to be updated to include reinstatement of ACC unit inspection prior to sale of a unit, requirement of a restrictive deed for unit modifications, implementation of an additional fee for skylight installations, and allowance for more door color options. Patio standards are under review. Chimney inspections will be changed from 1 to 2 years.*
- *Fr. Joe Quinlan advised that billboard use in the Clubhouse needs enforcement.*
- *Cathleen Sullivan advised crowd control for the flu shots will include the distribution of tickets by Admin/Security to the first 200 people the morning of the flu shots.*
- *Walter Lohmann recommended the By-Laws procedure for emergency entry into an individuals unit be updated. Fr. Joe Quinlan, Walter Lohmann, Richard Carpenter, and Cathleen Sullivan will discuss and propose an updated procedure.*

Trustees' Reports



- *Ned Hammond advised Chris Tensen from Worthmore Construction has been advised of BOT concerns for the Village and will prepare new procedures for the Maintenance Department.*
- *Angela Vullo advised cars are being parked by the bus stop at Lexington Court and is the cause for complaint by residents on Lexington Court. Warren Van*

Nosdall advised groups have established assigned seating for their activities to prevent early boarding of the bus.

- *Roger Nicholson advised it was brought to his attention of an unkempt garbage bin. Roger feels a procedure needs to be established to maintain the bins. Walter Lohmann recommended Maintenance call Security to speak to the resident. If a resident does not conform to the Rules and Regulations, a letter referencing the violation should be sent by Administration. Violation procedures will then take place. Kevin Byrne recommended Maintenance clean up garbage bins when necessary.*

Announcements



- *N/A*

Meeting adjourned at 11:15 am

Respectfully submitted,

*Richard Carpenter
Administration Manager*

*David Anderson
Board Secretary*