

***Shadow Lake Village
Minutes for the Workshop Meeting
June 16, 2005***

Call to order 9:00 am

Roll Call:



Trustees:

- *Kevin Byrne*
- *David Anderson*
- *Walter Lohmann*
- *Warren Van Nosedall*
- *Cathleen Sullivan (Excused)*
- *Roger Nicholson*
- *Jane Beckett*
- *Margaret Mary Bambury*

Resident Attendance:



FINAL COPY WILL INCLUDE ATTENDANCE

Review of Minutes:



Review of the minutes for the May 17th General, May 19th Workshop and May 26th Business meetings was completed. They will be prepared for acceptance at the June 23rd Business meeting.

Treasurer's Report:



By Warren Van Noddall:

- *Attached*

Action Items Update:



- *Roger Nicholson recommended that review of the action items be tabled until new liaisons are distinguished.*

Unfinished Business:



- *Roger Nicholson would like to make a motion to accept the proposal from Worthmore Construction for the Andover Court sewer replacement project. Construction will be performed as presented in drawings from Berkowsky and Associate Engineers.*
- *Rich Carpenter advised that all residents who are in the directory and/or filled out a form are in the system for Resident Alert. Residents may go to www.wentworthconnect.com/shadowlakevillage*
- *Rich Carpenter advised that Falcon engineering has requested necessary information from us to complete the Capital Reserve Study. The package has been prepared to include a list of common elements, Capital Projects, reserve balances, By-Laws and Rules & Regulations. Additional information will be requested from the Maintenance Department. The Board has been requested to submit any information they feel is necessary. The study should begin 60 days from the date they receive our information.*
- *In reference to Clubhouse renovations, Rich Carpenter advised that Worthmore Construction would like to submit a proposal for project management of the renovation. Berkowsky and Associates has submitted a*

proposal to prepare a facility renovation study. Construction Design Technologies has submitted a proposal to prepare proposed design recommendations for the Clubhouse and Boathouse. Falcon Engineering has proposed the most extensive proposal which includes interior, exterior and landscaping diagrams.

- *Rich Carpenter advised that the insurance claim for the Gatehouse, which was damaged by a Comcast truck, is ongoing. Current costs from Falcon Engineering have been submitted to Comcast's insurance company. Maintenance is to provide proposals for necessary construction. The Board requested that the claim be forwarded to our insurance company to handle.*
- *Walter Lohmann reviewed proposed UCIOA Law (attached).*

New Business:



- *Kevin Byrne advised the Association is taking steps to proceed with establishing a time line for the retaining wall at 7 Loch Arbor. A letter went out to the contractor requesting information on the steps he has taken to date. We are awaiting his response.*
- *Kevin Byrne advised that the condensers put in by Brown's Heating and Cooling were of the incorrect voltage. Returning the units to the correct voltage needs consideration. Replacement is under consideration.*
- *Kevin Byrne advised that the quality of concrete on Auburn Court is substandard. The contractor has been requested to make necessary repairs. In the event we have to hire our own contractor to complete the repairs, costs will be deducted from the original contractor's bill.*

Trustees Report:



- *Walter Lohmann advised that the Architectural Control Committee chair, John Petracca, has resigned. John will continue until a replacement is found.*
- *Walter Lohmann advised that garage inspections are ongoing. There are some violations to tend to. Some follow up will be necessary from Administration.*
- *Kevin Byrne requests that residents solicit groups for donations to purchase coffee cart.*

- *Dave Anderson advised that the Election Committee did an excellent job.*
- *Dave Anderson advised that the Department of Fish, Game and Wildlife will be delivering information on handling geese. Colts Neck Township will supply information on techniques they utilized. Remote control trucks are currently being used to scare the geese. The Pet Club will be requested to assist, with walking dogs past the geese.*
- *Warren Van Nosedall reviewed our delinquency letter procedure with the Board. Warren recommends the Association utilize Wentworth's procedure for delinquent accounts. The Board will review copies of all Wentworth letters before making a decision.*

Meeting adjourned

Respectfully submitted,

*Richard Carpenter
Administration Manager*

*David Anderson
Board Secretary*