

***Shadow Lake Village
Minutes for the Workshop Meeting
January 19, 2006***

Call to order 9:00 am

Roll Call:



Trustees:

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

FINAL

Resident Attendance:



FINAL COPY WILL INCLUDE ATTENDANCE

Review of Minutes:



A review of the minutes for the December 8, 2005 Workshop Meeting, the December 15, 2005 Business Meeting and the Annual Budget Meeting was completed. They will be prepared for acceptance at the January 26, 2006 Business Meeting.

Treasurer's Report:



By Warren Van Nosdall:

- *Warren Van Nosdall presented the preliminary results for 2005. These are the numbers the books were closed with at the end of the year (see attached).*

Action Items Update:

- *Cathleen Sullivan reported on the Clubhouse Long Range Planning. A meeting was held with the selected contractor, Berkowsky, on Tuesday, January 17, 2006. The Board is not prepared to sign a contract with them at this time though due to the uncertainty of the Capital Equity funding. This money will be put into an escrow account until the court case is settled.*
- *Kevin Byrne stated that the Stream Encroachment permit needed for the 7 Loch Arbor Project is being followed up by Jim Sullivan. He is checking to see if there is a limit on the time the state has to respond to such a request. Dan Cavalli will assume responsibility for this project.*
- *Cathleen Sullivan is seeking alternatives for Security Gate transponders. To date she has received one proposal. Dan Cavalli is making contacts with other communities to see what systems they are using.*
- *Roger Nicholson reported on the management transition. He commended Jennifer Allen for the admirable job she has done for Shadow Lake Village. He further stated that the Board has not received the modified*

Wentworth contract to date but advised that the wording of the insurance clause has been agreed upon.

- *Roger Nicholson requested that the Assessment Formula issue be removed from the Action Items list.*

Unfinished Business:



- ✓ *Walter Lohmann and Kevin Byrne discussed the issue of charges for the installation of skylights and solar tubes. They received documented figures from Worthmore and will be making a motion to charge residents the following one time fees at the time of installation:*

<i>4x4 skylight</i>	<i>\$450.00</i>
<i>2x4 skylight</i>	<i>\$250.00</i>
<i>Solar tube</i>	<i>\$75.00 per tube</i>

These fees will cover the extra costs of flashing when new roofs are installed.

- ✓ *Walter Lohmann asked the Board to thoroughly review the new ACC Guidelines and compare them to the previous ones. There are a few issues which are “open” and under discussion (such as numbering for garages, etc.) and the issue of flooring as it pertains to second floor units will be discussed at an open session.*
- ✓ *David Anderson discussed the Geese Control issue. The Federal Department of Agriculture will addle the eggs in April and capture the birds in June and July at a cost of \$4410.00. This funding will be needed for the year 2006. He has asked the three (3) golfing groups to consider making donations but as they do not meet until April or May, will not be able to secure a commitment from them until that time when all members are present.*
- ✓ *Kevin Byrne provided an update on the Clubhouse compressors from Brown’s Heating and Cooling. The wrong compressors which had been installed have been changed and the correct ones are now in place. Brown’s paid for the additional transformers and will be returning in April to address the initial start-up. Kevin will check on the piping that is*

currently in place, and Kate will send them a thank-you note on behalf of the Board of Trustees.

- ✓ *Kevin Byrne discussed the paving and curbing work being done on the property. This work is almost complete on three (3) courts and there is one (1) court which still needs to be done. The contractor will be returning in March or April to finish the work which should be completed in May. The 2005 and 2006 contracts will be combined and four (4) more courts will be added to the contract.*
- ✓ *Roger Nicholson and Kevin Byrne will work together on articles for The Chatterbox listing all of the projects for 2006 and the courts affected as well as making sure that all residents are alerted in a timely fashion. They further discussed the questionnaire that had been sent to the ten (10) residents who were affected by the Andover Court Sewer Project. There were twelve (12) questions posed and the average of the responses received rated addressing of the project as “good”. These results will be published in The Chatterbox.*
- ✓ *Walter Lohmann discussed the revisions being made to the By-Laws. The Board discussed the revisions on January 12, 2006. He would like the Board to vote on the final revisions on February 23, 2006. They will be discussed at the Workshop meeting on February 16, 2006 for a final review of the revisions.*
- ✓ *Roger Nicholson discussed the issue of dryer vents. Some units do not vent to the outside and there is concern as to whether these are within the township code. Roger will discuss these issues with the Associations’ attorney Martin Barger.*
- ✓ *Angela Vullo advised the Board of her continuing discussions with Verizon concerning the possible erection of a tower on SLV property. This is a long and drawn out process and the Board must approve every step of the process. The tower will be approximately 150 feet tall at a location to be determined. This option is being sought as most residents of the Village do not have cell phone access. Verizon will be paying SLV for the use of the land. They will also be paying SLV a percentage of income from other cell phone companies who rent space from them on the tower for their antennas. This process, as approved step-by-step by the Board, may take 9-12 months. It must be noted that the Board has only agreed to study this proposal.*

- ✓ *Cathleen Sullivan discussed the garage inspections performed by the Safety and Security Committee last calendar year. Ninety percent (90%) of those inspected were in compliance but there are still some which need to be inspected and for a variety of reasons. She will coordinate this effort with Walter Lohmann keeping Dan Cavalli and Kate Barrett informed of their efforts so residents still in need of inspections may be notified and scheduled by the office. Cathleen will also be in charge of creating a permanent Garage Inspection Committee who will be responsible for inspecting all garages every five (5) years.*

New Business:

- ⇒ *Walter Lohmann advised the Board that a resident had suggested that the Board negotiate with directors of commercials to rent parts of the property as a fund raising tactic. After some discussion it was decided that this suggestion would not be pursued.*
- ⇒ *Roger Nicholson discussed the 2006 Goals for the Board of Trustees. The Board must build an infrastructure to implement their vision. They will institute the implementing of project management and scheduling for major projects as well as preparing a schedule for major maintenance and administration activities.*
- ⇒ *The Implementation Plan is outlined as follows:*
 - 1) *Implement project manager plan for construction projects (Dan Cavalli, Worthmore, Roger Nicholson & Buz Byrne)*
 - 2) *Prepare 2006 maintenance schedule (Dan Cavalli, Maintenance, Buz Byrne)*
 - 3) *Prepare 2006 Administration schedule (David Anderson, Kate Barrett)*
 - 4) *Review and revise as necessary:*
 - *BOT Liaison Roles (Cathleen Sullivan, Buz Byrne, Angela Vullo)*
 - *By-Laws (Walter Lohmann, Margaret Mary Bambury)*
 - *Rules and Regulations (David Anderson, Cathleen Sullivan)*
 - *Violations Committee (Cathleen Sullivan)*
 - *Architectural Control Guidelines (Walter Lohmann)*

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- *Clubs (Angela Vullo)*
- *Develop Board of Trustees communication plan (Jane Beckett)*

Trustees Reports:



- *Angela Vullo reported that Deep Cut Park will be taking the greenhouse on February 7, 2006.*
- *David Anderson reported that Walt and Dot Erosh will continue as chairpersons for the Elections Committee. Election Day is June 8, 2006 and 318 residents need to vote in the affirmative for the By-Laws to be changed.*

Meeting adjourned

Respectfully submitted,

*Kate Barrett
Community Manager*

*David Anderson
Board Secretary*