

***Shadow Lake Village
Minutes for the Business Meeting
March 22, 2007***

Call to order 9:30 am

Flag Salute:

Roll Call:



Trustees:

- *David Anderson*
- *Margaret Mary Bambury*
- *Kevin Byrne*
- *Roger Nicholson*
- *Peter Sgaramella*
- *Cathleen Sullivan*
- *Warren Van Nosedall*
- *Angela Vullo*
- *Anna Yurko*

General Manager & Community Manager:

- *Dan Cavalli*
- *Jennifer Allen*

Maintenance Manager:

- *Mike Hynes*

Resident Attendance:



FINAL COPY WILL INCLUDE ATTENDANCE

Approval of Minutes:



Motions to approve preliminary drafts of the minutes for the February 15, 2007 Workshop and the February 22, 2007 Business Mtg. were made by Peter Sgaramella/Cathleen Sullivan and Peter Sgaramella/Cathleen Sullivan, respectively. All board members present voted in favor.

Treasurer's Report:



By Warren Van Nosdall:

- *Warren reviewed the Operating budget for the first 2 months of 2007. (attached)*

Administration Report:



By Dan Cavalli:

- *Comcast will be in to review proposals for a new contract*
- *Verizon will be in to schedule the remaining installation*
- *Clubhouse sound system installation has been completed*
- *Clubhouse fire alarm installation has been completed*
- *Wilkin & Guttenplan has been in to start the 2006 audit*
- *A part timer has been hired to work in the Association Office 16 hours a week starting in April*
- *All-Star Tennis will be coming out in April to evaluate the tennis courts*
- *Bins at the end of the recycling center in which plastic and paper bags are disposed of now have holes cut in the top and locks on them. Hopefully this will help alleviate problems with the wind blowing the bags out.*

Maintenance Report:



By Mike Hynes:

- *Garbage bins are currently being repaired*
- *Renovations to the boat launch were postponed due to the weather, they should take place 3/23*

- *Drains were installed in the Clubhouse saunas, new tile was put down in front of the showers, painting and repairs were completed*
- *Gutter replacements have started and will be ongoing*
- *Cavanaugh's will be in as termites have started to swarm.*
- *New panels for garage doors have been ordered for 8 open work orders*
- *Snow removal from the last storm went very well, the men were in working through the night.*
- *Down To Earth walks have resumed as of 3/21*
- *Reviewed the work order report for March (attached)*

Committee Reports:



- *Peter Beckett of the Safety & Security Committee announced that at the March 8th meeting Rich Capenegro was elected as Chairperson. There are 8 residents on the committee. A garage inspection is the first activity the committee has planned.*

Residents' Comments/Business:



- *Virginia Goeller of 129 Lexington Court advised that the grounds in the rear of her unit are a disaster. Mike Hynes advised that there are drainage and grading issues and that Down To Earth will be addressing it on the walk through. Roger Nicholson advised that there is no guarantee that the necessary work will be done this year.*
- *Natalie Beguelin of 1 Andover Court advised that she has a hard time keeping the lids to the bins at the recycling area open. Dan Cavalli advised that he is in the process of looking for an alternative to the current bin.*
- *Barbro Barnes of 110 Lexington Court advised that she is please that we started bulk trash pick-up again, however the pet club called for a pick up and the stuff was never picked up. Mike advised that there were so many pick-ups that they were finishing them up today. Barbro also complimented on the recent snow removal and the quickness with which they fixed her gutter and railing.*
- *Betty Callahan of 42 Medford Court questioned why her ceiling was only primed instead of painted after a leak that was caused by broken gutters. Roger Nicholson advised Ms. Callahan that he would speak to the Board about it and get back to her with the answer.*

- *Bill Wheatley of 34 Berkshire Court complimented the Board on doing a great job. Mr. Wheatley advised that his garbage is missed at least 2 times a month and he has to call Lindsay and then it gets picked up the next day. Mr. Wheatley thinks the current recycling area is a better idea then the old one.*
- *Emily Smuga of 11 Claremont Court advised that rock salt fell from her garage door and put a dent on her car. Mike Hynes will investigate.*

Trustee Reports:



- *Anna Yurko advised that the updated Violations Process will be ready for presentation at the April Workshop Meeting.*
- *Cathleen Sullivan thanked Maintenance for all the work they did to the Clubhouse.*
- *Cathleen Sullivan advised that the Meridian Health Stroke Program was very well received. April 12th at 10:00 am is the 2nd Annual Health Fair in the Clubhouse Ballroom, call Lindsay to make a reservation.*
- *Peter Sgaramella advised that the proposed By-Laws updates are completed. The By-Law Committee will mail the changes letter with the ballots and will go to the Condo Reps. meeting to get the word out.*
- *Dave Anderson advised that the SLV Golf Rules were revised for 2007. The play schedule was changed to allow Ladies Golf and Lakers exclusive use of the course on Tuesdays and Wednesdays.*
- *Angela Vullo advised the Architectural Control Committee will include a rule that mulch not be placed against building to help alleviate termite problems. The ACC will submit this change for Board approval.*

March 22, 2007 Motions:



- *A motion to approve Phase I of the Clubhouse Renovation Plan at a cap of \$250,000.00, to be paid out of Capital Equity, which will be financed by Security Deposits and re-paid over 5 to 10 years was made by Margaret Mary Bambury, seconded by Kevin Byrne. After some discussion Dave Anderson made a motion to revise the original motion to read, a motion to approve Phase I of the Clubhouse Renovation Plan at a cap of \$250,000.00, to be paid out of Capital Equity, which will be financed by Security Deposits and re-paid not to exceed 5 years. Warren Van Nosedall seconded and the Board members present voted 8 to 1 to approve.*

- *A motion to accept Berkowsky & Associates proposal to prepare a complete set of drawings and detailed specifications for the Clubhouse upgrade at a cost of \$17,000.00, to be paid out of Capital Equity as part of Phase I was made by Cathleen Sullivan, seconded by Angela Vullo. 8 Board members voted to accept, I voted no.*
- *A motion to accept the Kiwanis Club's request to hold a dinner for the Brookdale Circle K in the Clubhouse Ballroom on May 16, 2007 was made by Anna Yurko, seconded by Dave Anderson. All Board members present voted in favor.*
- *A motion to accept a donation from the Socializers in the amount of \$8000.00 to be used toward the upgrade of the Ballroom sound system and the Ballroom TV was made by Peter Sgaramella, seconded by Warren Van Nosedall. All Board members present voted in favor.*
- *A motion to accept the 2007 Golf Rules (attached) was made by Dave Anderson, seconded by Margaret Mary Bambury. All Board members present voted in favor.*
- *A motion to grant the Ladies Luncheon Club to become an Association sponsored Club was made by Dave Anderson, seconded by Margaret Mary Bambury. All Board members present voted in favor.*
- *A motion to amend the January 19, 2007 minutes to read, Warren Van Nosedall advised that one of our investments was called rather than Warren Van Nosedall advised that one of our investments was recalled was made by Dave Anderson, seconded by Margaret Mary Bambury. All Board members present voted in favor.*

Meeting adjourned 11:13 a.m.

Respectfully submitted,

*Jennifer Allen
Community Manager*

*David Anderson
Board Secretary*