

**Minutes of the Shadow Lake Village Workshop Meeting
September 20, 2007**

Call to order 9:00 am

Roll Call:



Trustees:

- David Anderson
- Margaret Mary Bambury
- Kevin Byrne
- John Herbert
- Roger Nicholson
- Peter Sgaramella
- Cathleen Sullivan
- Angela Vullo
- Anna Yurko (excused)

Resident Attendance:



FINAL COPY WILL INCLUDE ATTENDANCE

Review of Minutes:

A review of the minutes for the August 16, 2007 Workshop Meeting, August 16, 2007 Falcon Engineering Roof Review, August 16, 2007 Down To Earth Meeting, August 16, 2007 Executive Session, August 23, 2007 Business Meeting, August 23, 2007 Closed meeting with Wentworth, and August 23, 2007 Executive Session was completed. They will be prepared for acceptance at the September 27, 2007 Business Meeting.

Action Items Update:

- Clubhouse Long Range Planning – No report at this time
- Marion Post Order Summary – Margaret Mary Bambury reported the summary will be printed in the October Chatterbox. This item can be removed.
- Homeowner Conduct Policy – No report at this time.

Correspondence:

- Margaret Mary reviewed a letter from a resident thanking maintenance for attending to a ceiling leak promptly and efficiently.
- Margaret Mary reviewed a letter from the SLV Pet Club regarding Down To Earth doing pesticide applications on the grounds and neglecting to put flags up to warn pet owners of toxic substances. Mary advised that she will look into this.
- Margaret Mary reviewed a request from Frances Bubenheimer to use the upper pool deck for an art show on June 6, 2008; she would charge a \$1 admission fee. The Board would like more information about this request before they grant an approval, specifically if the artists would be residents or if they would be outside artists. The Board also felt that Frances should ask for voluntary donations rather than charging an admission fee as the art show would not be held by a sanctioned Club/Committee.
- Margaret Mary reviewed a letter from the Democratic Club thanking the Maintenance Department for a job well done on the repair of the storage area in back of the Ballroom kitchen.
- Margaret Mary reviewed a memo from the Garden Club regarding using the rest of their budget monies to purchase shrubs at the right side entrance to the Village. Margaret Mary suggested that the Garden Club get together with Down To Earth to review the front entrance renovation plan and see if they could coordinate the project together.
- Margaret Mary reviewed a request from a resident e-mailed to Jenn asking that the Board change the order of the Business Meeting agenda so that the Trustee Reports come before the Resident Comments. Margaret Mary advised that the request is reasonable but asked that the request be addressed to the Board rather than through Jennifer's e-mail.
- Margaret Mary reviewed a request from a resident to park their 3rd car on their court rather than at the Clubhouse parking lot. The Board agreed that the resident must follow the rules and regulations and continue parking the 3rd car in the Clubhouse parking lot.

Unfinished Business:

- Comcast Update – Roger Nicholson advised that the contract was terminated by SLV as they did not offer a reasonable rate. Comcast must by law notify residents 30 days ahead of charging the individual for what the Association previously paid. Comcast advised that Channel 21 will be in existence for those who subscribe to Comcast.
- Epoxy – There are 8 new common hallways slated for epoxy in 2007 and 2 repairs. The project will be put on hold after those are completed so other options can be looked into. John Herbert pointed out that they are doing epoxy at 42 Dickinson Court and he feels that it looks terrible. Mary will look into it and report back to the Board.
- Kubota Roof / Windshield – The Board requested we get numbers on temporary and permanent structures since there is not money in the budget for these items. The Board also questioned whether it was necessary to use the Kubota RTV in the winter. Mary will look into this.
- Common Area Ventilation – A resident requested that we install an up and down window or an exhaust fan in the common area in his quad. The cost to install a working window would be \$150.00. The Board decided to put this on hold as the ventilation problem may be handled when a new roof is put on.
- Senior Publishing Contract – Attorney, Martin Barger advised that he is okay with a 3 year contract for publication of the Chatterbox. Margaret Mary will sign the contract.

New Business:

- CAI Annual Conference – The conference is being held on October 27, 2007 at the Sheraton Hotel in Edison. Everyone must RSVP to Jennifer by September 26th.
- Club Formation Request – A group of residents is interested in forming a club for Baby Boomers. They are requesting use of a room in the Clubhouse for no charge and the use of the bulletin boards and Channel 21. They plan to see if there is interest among the residents before they form a mission statement and become a SLV sanctioned club. The Board agreed to let them hold an event to see if there is interest from the residents but agreed that it should be open to anyone interested.
- Proposed Clubhouse Poster Rule/Regulation – The Board discussed the House Committees proposed rules/regulations for allowing posters or notices posted in the Clubhouse. Jennifer is to investigate a maximum size for posters allowable. The Board will make a motion to accept this rule/regulation at the September 27, 2007 Business Meeting.
- Island Sprinkler Proposal – On hold to discuss for the 2008 budget.
- Proposed Pool Repairs – On hold to discuss for the 2008 budget.
- Falmouth Court Catch Basin – A catch basin on Falmouth Court is falling in and creating a sinkhole in the pavement. Roto-Rooter has submitted a proposal to repair this in the amount of \$10,500.00 plus tax. The consensus of the Board was to go ahead and repair the sinkhole on an emergency basis. There will be a formal motion made to accept Roto-Rooters proposal at the September 27, 2007 Business Meeting.

Trustee Reports:

- Kevin Byrne questioned if we have gotten an amount on what to budget for termites in 2008 and if we are at the point where we are done with treatments and can transition into yearly

inspections. Jenn advised that there will be a full report from Mike at next weeks Business Meeting.

- Kevin reminded everyone present that the Township will be holding a meeting regarding the condition of Shadow Lake on September 27th at 3:00 pm at Town Hall.
- Cathleen Sullivan advised that Verizon is trying to complete conduit installation on Lexington Court but is still finding opposition. Cathleen is drawing up suggestions of where to go next. Volunteers are going to speak to residents one on one.
- Dave Anderson questioned the status of the Boathouse. Margaret Mary advised that the Board has already voted to budget the money for the inspection and specs in the 2008 budget.
- Dave Anderson questioned if pool furniture has been budgeted for 2008? Margaret Mary advised that someone should speak to Anna and find out if we are in need of new furniture.
- Dave Anderson advised he heard that glue boards set by Maintenance to catch mice are catching rabbits instead.
- Angela Vullo advised that garage inspections are going well. Residents who haven't made an appointment as of yet have until the 26th to do so. Residents who do not call and do not get inspected will get a violation.
- Roger Nicholson advised that an error was made in the figures for the concrete contract. Margaret Mary will elaborate at the Business Meeting.

There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 12:15 pm.

Respectfully submitted,

Jennifer Allen
Community Manager

Cathleen Sullivan
Board Secretary