



Shelley Lake Estates Homeowners' Association
MINUTES - REGULAR BOARD MEETING
Thursday, July 30, 2009 – 7:00 p.m.
Bob Harris's Home – Basement Entry

Board Attendees:

Doug Wollan	Director, Vice President	Zone 1
Dave Syrcle	Director	Zone 2
Bill Martin	Director	Zone 4
Bob Harris	Director, President	Zone 5
Dan Pfeiffer	Director	Zone 6
Derek Buckley	Chairperson, Architectural Committee	Non-Voting

Absent:

Claudia Hersey	Secretary	Non-Voting
Davianne Buckley	Chairperson, Communications Committee	Non-Voting
Norene Green	Treasurer	Non-Voting
Diana Wilhite	Director	Zone 7

Invited/Guest Attendees:

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
1	Call To Order	President Bob Harris acted as Chairman and Secretary of the meeting. Claudia Hersey was absent. The Chairman declared the members present at the meeting constituted the quorum necessary for the transaction of business.	
2	Minutes	<i>Minutes of June 4, 2009 Regular Meeting</i>	Approved
3	Financials	Norene Green submitted financial reports for the month ending July 31, 2009 by email. Cash on hand: \$79,731 (\$21,930 restricted to shoreline) HOA Dues Update: as of 7/29/09 there are 45 homeowners who had not paid their 2 nd half dues.	
4	Architectural	Derek Buckley reported that the Committee had a few routine requests working; no items of significance pending.	
5	Communication	Reminder the Neighborhood Day BBQ is 8/4.	
6	Maintenance	Doug Wollan reported that weed control had made significant improvements in the	

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		shoreline, but will be a continuing project. Will be looking at planting some shrubs on the shoreline this Fall.	
		Irrigation Line Extension from the large 5 th Addition swale was recently added to provide a drip system to the hillside behind the Smith's, to the ramp head area, around two sides of the large swale (to support possible trees) and up one side of the 5 th Addition access trail from Shelley Lake lane.	
		Waterfall/Pump should be operating within a few days; Dickerson pump is to service and start the pump per our agreement with the developer. The lake level is approximately 4' below the Ordinary High Water Mark which is good for this time of year.	
		Concrete edging improvements were added around the Reflections and Gate 1 areas on slopes to contain the landscaping rock. Also added around the mailbox planting area in the 2 nd Addition common area.	
7	Old Business	Website: Doug Wollan reported the billing for the SLHOA website has been shifted to the HOA account through the use of a debit card which Norene Green will place in our safe deposit box. Fifth Addition Update. Bob Harris reported nothing new of significance.	
		Easement Project – Dan Pfeiffer reported project completed.	
		Modification of Lien & Foreclosure Timelines: Bob Harris reported minor change made, as discussed at last meeting, and procedure completed. Director Zone 2 – no volunteers/nominations received; vacancy remains. Insurance – Bill Martin reported that a review of coverage was completed. As a result, we changed agent and insurance company. With a savings of about \$1000, our facilities coverage was expanded to include 5 th Addition assets (gate/mailboxes) and our liability coverage was doubled to \$2 million per incident/\$4 million total per year. Discussions with Developer – Dianna Wilhite will attempt to reschedule a meeting for next week; Developer had been out of town.	Dianne Wilhite to meet with developer
8	New Business	Reflections Common Area Improvements: Dave Syrcle reported that applying a manufactured stone facade to concrete retaining wall at the entrance would be prohibitively expensive. Shrub planting remained a viable alternative and he would be exploring options with input from residents.	
		Parking: Bob Harris asked the Architectural Committee to review and present recommended changes to the Board.	Architectural Committee to submit recommendations
		Reflections Mailboxes – relocation is being explored to increase safety.	Bob Harris to follow-up
		Lake Water Quality Monitoring Equipment – Dan Pfeiffer investigating purchase of low cost testing equipment to monitor lake water quality.	Dan Pfeiffer to recommend purchase
		Fence – Consensus of the Board was to evaluate fencing, begin replacement in 2010 and to include expense in next year's budget.	A motion to replace 500' of wooden fence with vinyl fencing this year was made and seconded, but not carried.

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9	Exec Session	The Committee held an executive session to discuss attorney communications, certain homeowner CC&R violations, and homeowners in arrears on dues.	Following Executive Session, Bob Harris reported that of the 3 homeowners with significant account balances one has paid up, one is making monthly payments and should be caught up by year's end. The remaining homeowner has brought current account balance up to date and is making large monthly payments as agreed. As a result, the filing of one lien was obviated, another lien has been removed, and one foreclosure action has been held in abeyance pending completion of a payment schedule.