



Shelley Lake Estates Homeowners' Association
MINUTES - REGULAR BOARD MEETING
September 16, 2010 – 7:00 p.m.
Bob Harris' Home – 855 S Shelley Lake Lane

Board Attendees:

Doug Wollan	Director	Zone 1
Steve Watilo	Director	Zone 2
Dave Syrcle	Director	Zone 3
Bill Martin	Director and Vice President	Zone 4
Bob Harris	Director and President	Zone 5
Dan Pfeiffer	Director	Zone 6
Diana Wilhite	Director	Zone 7
Norene Green	Treasurer	Non-voting

Absent:

Claudia Hersey	Secretary	Non-voting
Gillian Chapman	Chairperson, Communications Committee	Non-voting

Invited/Guest Attendees:

Derek Buckley	Chairperson, Architectural Committee	Non-voting
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#	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.	The Chairman declared the members present constituted the quorum necessary for the transaction of business at the meeting.
2	Minutes	Formal approval of the Minutes of the July 29, 2010 Meeting	Upon a motion made, seconded and carried, the Board approved the Minutes.
3	Financials	Committee members reviewed the August financial report. Cash on hand; General Fund: \$61,077; Shoreline Fund: \$11,595; Replacement Fund: \$44,607; Total: \$117,279. Expenditures remain below last year. All but five homeowners have paid the current dues. Recently, the final planned transfer of funds for this year was made from the General Fund to the Replacement Fund, bringing the Replacement Fund total to \$60,000 plus accrued interest.	
4	Architectural	Derek reported that requested landscape actions have been slow recently. Some routine administrative issues requiring Board coordination were discussed.	Bob Harris will work with Derek on the administrative issues.

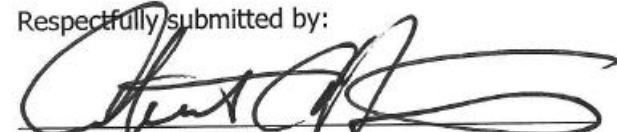
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			Derek was tasked to present the recently adopted Code of Conduct to the Committee and Gatekeepers for signature & return to the Board.
5	Communication	A Newsletter is in preparation.	
6	Maintenance	<p>Two shoreline clean-ups were held in the past month. At least one more will be needed to finish shoreline preparation for winter/spring.</p> <p>Bob reported that additional funds for maintenance will be needed next year due to the lack of Maintenance Committee volunteers. Expense estimate approx. \$10,000.</p> <p>The fence replacement started 9/15 with the first phase on the west side of Rotchford.</p>	
7	Old Business		
8	New Business	<p>Traffic Control. A draft Traffic Control Procedure, including a fines schedule, was presented to the Board for review; it has also been sent to our attorney for review and recommendation. Although traffic has slowed somewhat, there are still too many who speed and we need to adopt more explicit procedures to deal with the few who continue to speed.</p> <p>Elections. In January, Director positions for Zone 1 (currently Doug Wollan) and Zone 3 (Dave Syrcle) will be up for election; those who intend to stand for reelection are requested to notify the Board in the near future; other candidates will also be solicited.</p> <p>SIGNS. The CC&R's and state laws on display of signs have some areas of conflict; Diana Wilhite was asked to review and draft a recommended Procedure to supplement the CC&R's and incorporate State laws. This will likely need to be reviewed by our attorney.</p> <p>2011 Budget. Directors are to review the current budget and be prepared to finalize the proposed budget for 2011 at the next meeting; the Treasurer will draft a preliminary budget which will be provided by email.</p> <p>Finance Committee. Long range, it would be prudent to have a Finance Committee to review financial statements and provide recommendations to safely invest reserve funds.</p> <p>Domestic Animals. Domestic animals, primarily cats, have been repeatedly observed stalking and killing birds and rabbits in the lakeshore common area. In the approval process for Shelley Lake, the Department of Ecology required that domestic animals not</p>	<p>Directors to provide comments/input at next meeting.</p> <p>Bob Harris will publicize elections in coordination with the Communications Committee Newsletter to Homeowners.</p> <p>Diana Wilhite to draft Procedure prior to the next meeting, November 4th.</p> <p>Treasurer to provide draft budget.</p> <p>Bill Martin will research and, in coordination with the Treasurer, draft a proposed Committee Charter.</p> <p>Directors review and recommend control procedures</p>

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		<p>be allowed to run free in the shoreline area. We have publicized this requirement and requested homeowner cooperation with some modest success; however, it appears that stronger measures and enforcement may be required.</p> <p>Lakeshore Winter Use. The board considered and declined to change previous lake shore rules and recommendations concerning winter use of the lake. Homeowners will be reminded you take a risk any time you go onto the ice - you cannot look at the ice and tell where the thin spots are – this is a hidden danger. What is especially concerning is when children carry large boulders onto the ice and attempt to smash the ice directly underneath them. Homeowners will be asked to please take safety precautions to reduce the risk of falling through the ice; the consequences could be fatal.</p>	<p>Bob Harris, in conjunction with the Communications Committee, will publicize lake safety recommendations to deal with the potential risk.</p>
9	Executive Session	<p>The Board held an executive session to consider personnel and confidential homeowner information.</p> <p>Following the Executive Session, the reconvened in open sessions the Board authorized the Treasurer to accept a modified dues payment schedule from a homeowner to prevent a hardship; no waiver of dues is authorized.</p>	.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned.

Respectfully submitted by:



Bob Harris, President



Claudia Hersey
Secretary