



**Shelley Lake Estates Homeowners' Association**  
**MINUTES – Regular Board Meeting**  
**Thursday, May 19, 2011 7:00 p.m.**  
**811 S. Shelley Lake Lane**

**Board Attendees:**

Sharon McHugo	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

**Absent:**

Dan Pfeiffer	Director	Zone 6
Diana Wilhite	Director	Zone 7
Claudia Hersey	Secretary	Non-voting
Norene Green	Treasurer	Non-voting

**Guests:**

None

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
1	<b>Call to Order and Agenda review</b>	President Bob Harris acted as Chairman and Secretary of the meeting. Bob Harris reviewed the agenda.	The Chairman declared the members present constituted the quorum necessary for the transaction of business at the meeting.
2	<b>Meeting Minutes</b>	Regular Meeting of the Board of Directors held March 10, 2011	Upon a motion made by, seconded and carried, the minutes of the Regular Meeting of March 10, 2011 were approved with one dissension (Steve Watilo).
3	<b>Treasury Report</b>	<b>Mar/April Financial Reports</b> Bob Harris gave the Treasurer's report on the financial results as of 4/30/2011: Operating Fund \$50,291, Shoreline Fund \$10,595, Replacement (reserve) Fund \$9,518.	Upon a motion made, seconded and carried, the financial report was accepted.
4	<b>Architectural Committee Report</b>	Derek Buckley reported an increase in the number of architectural change requests (Spring projects underway). Derek would have to leave the meeting early but said he concurred with the proposed Architectural Committee Charter Supplement as proposed.	Upon a motion made, seconded and carried, the Architectural Committee report was accepted.

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		Derek also reported that a homeowner had requested that an exception be made to the policy limiting storage building size to 120 square feet, to allow one with 128 square feet. The Architectural Committee recommended retaining the 120 square foot limitation. After discussion, the consensus of the Board was to support the Committee and not grant an exception or change the policy.	
5	<b>Communications Committee Report</b>	Lisa Difley reported the communications committee held its first meeting under her leadership and has developed a tentative calendar of events, including the annual yard sale to be held 6/25 (neighbor preview sales 6/24). The schedule was distributed to homeowners by email and U.S. Post mail. Additional events/functions are being considered.	Upon a motion made, seconded and carried, the Communications Committee report was accepted.
6	<b>Maintenance Committee Report</b>	Bob Harris reported the problem with Gate 3 was a telephone line fault (no cost); the lake water level was 10' above the Ordinary High Water Mark and the highest in over 10 years; planned shoreline planting is on hold. Likelihood of shoreline plant survival is marginal; considering planting of rushes and sedges that are water tolerant to hold the banks. A couple of more lot sales should close in the 5 <sup>th</sup> Addition. Due to city paving requirements, a planned storage shed cannot be built near the large 5 <sup>th</sup> Addition swale; looking at the common area at 9 <sup>th</sup> Lane and Shelley Lake Lane for potential shed site.	Upon a motion made, seconded and carried, the Maintenance Committee Report was accepted.
7	<b>New Business</b>	The Board reviewed a proposal submitted by Joe Pallaria for parking on one side of the street only. A brief discussion of potential issues and alternative solutions was held.	Upon a motion made, second and carried, the Board agreed to defer plans to restrict parking at this time.
		<b>Proposed CC&amp;R/By-Laws amendments and attorney voting guidance/effect on fence replacement:</b> Based on attorney guidance that mail balloting can only be conducted in conjunction with a meeting of homeowners, further Board action concerning the proposed CC&R/By-Law amendments was not considered necessary at this time. However, before starting the next phase of fence replacement (Fall 2011), the Board will review and possibly modify the planned remaining fence replacement schedule based on the likelihood of the amendments being approved by the membership, as one of the proposed amendments would halt replacement of the fence for a period of approximately 3 – 4 years, and given the condition of a certain section of fencing, it may be necessary to replace this section of fence this Fall (North) vice 4 <sup>th</sup> Ave.	The Board will review and possibly modify the planned remaining fence replacement schedule.
		<b>Home-Based Businesses / Proposed Procedure 11-2</b> Board members received a proposal for procedures for home-based businesses in accordance with our covenants and bylaws for the regulation of home-based businesses, primarily to provide the Architectural Committee with an expedited process.	Upon a motion made, seconded and carried, Procedure 11-2 was approved, with one dissension (Steve Watilo).
		<b>Architectural Committee Charter Supplemental Procedures</b> The Committee reviewed the proposed administrative and disclosure procedures to improve coordination and compliance with State law.	Upon a motion made, seconded and carried, the Architectural Committee Charter Supplemental Procedures was unanimously approved.
		<b>Joe Tran, webmaster</b> , reported on progress in implementing an on-line homeowner database for official use; a demonstration site is up. When the database is fully operational, Joe will begin working on the SLHOA website, potentially moving it, to allow	

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		"front end" editing.	
	<b>Adjournment</b>	There being no further business to come before the Board, the meeting was adjourned.	
	<b>MINUTES ACCEPTANCE</b>	Respectfully submitted by:  <div style="text-align: right; margin-right: 100px;"> <hr style="width: 200px; border: 0; border-top: 1px solid black;"/>                     Bob Harris, President                 </div> <div style="text-align: right; margin-right: 100px; margin-top: 20px;"> <hr style="width: 200px; border: 0; border-top: 1px solid black;"/>                     Claudia Hersey, Secretary                 </div>	