



Shelley Lake Estates Homeowners' Association

MINUTES - REGULAR BOARD MEETING

June 17, 2010 – 7:00 p.m.

Diana Wilhite's Home - 1010 S. Sunnyvale (Fifth Addition)

Board Attendees:

TBA	Director	Zone 2
Dave Syrcle	Director	Zone 3
Bill Martin	Director and President	Zone 4
Bob Harris	Director and Vice President	Zone 5
Diana Wilhite	Director	Zone 7
Claudia Hersey	Secretary	Non-Voting

Absent:

Doug Wollan	Director	Zone 1
Dan Pfeiffer	Director	Zone 6
Norene Green	Treasurer	
Gillian Chapman	Chairperson, Communications Committee	Non-Voting
Derek Buckley	Chairperson, Architectural Committee	Non-Voting

Invited/Guest Attendees:

Steve Watilo	Proposed Director - Zone 2
--------------	----------------------------

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
1	Call To Order	President Bob Harris acted as Chairman of the meeting and Claudia Hersey acted as Secretary.	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 March 4, 2010 Meeting	Upon a motion made, seconded and carried, the Board approved the minutes.
3	Financials	Committee members reviewed the written May financial report in detail. Cash on hand; General Fund: \$47,525.44; Shoreline Fund: \$11,694.87; Replacement Fund: \$44,499.36; Total: \$92,026. Held expenditures down this year. Been conservative.	
4	Architectural	Bob Harris commented on Derek's behalf they are reviewing the status of a 1 year expiration date for all architectural request approvals.	

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
5	Communication	<p>Community Yard Sale – was held Saturday June 12th. Julie Sheldon volunteered to “Chair” for the annual community Yard Sale. Thank you Julie.</p> <p>Family Barbecue - July 14th at 6.30pm. To be held at entrance 5th Addition common area (by Dan Pfeiffer’s house).</p> <p>Night Out Ice Cream Social – August 3rd - SCOPE – to be held at the Fifth Addition Common area.</p> <p>Newsletter/E-News Letter- distributed to homeowners end of May.</p> <p>Welcome Packets- Gillian Chapman has started to update the welcome packet; will go to Bob for final review. Sandra Harris volunteered to distribute these to new homeowners. Gillian will assist.</p> <p>Volunteers Needed: All Committees are looking for volunteers – please help support our community efforts.</p>	
6	Maintenance	<p>Shoreline: Planting close to 250 native plants, spraying for weeds, repairing/painting entry monuments, provided wheel chair access ramps, added speed limit stencils to street – seems to have helped - please continue to remind family/guests of the 15 mph limit; Bill Martin donating new bench in memory of his beloved wife Cindy; the supplemental water pump is operating for a portion of each day; gate 4 allows access for Reflections residence.</p>	
7	Old Business	<p>North Bank shoreline work approval: Erosion from high water/wave action was undermining the original rock reinforcements along the shoreline and path, (which originally were not well placed), and threatening the integrity of the path. Rock retaining wall rebuilt and expanded. Expenditure was pre-approved in advance by email vote and ratified at the meeting. Approx. \$4200.</p>	After discussion and upon motion duly made and seconded, the Committee unanimously approved this expenditure.
		<p>Proposing amendment(s): The proposed amendment to the CC&R’s regarding dues/assessments with request for mail balloting: following March Board meeting, Doug Duer was advised the Board would submit proposals to the membership for a mail ballot provided a petition requesting the same and signed by 10% of the membership was completed by May 5th. No such petition was received.</p>	
		<p>Fence Replacement Project – The Committee reviewed bid responses for fence replacement and discussed phase recommendations made by the volunteer working group. Bob distributed an analysis of fence repair and replacement costs over time, and asked the Committee to look at fencing bids and make their recommendations. All members agreed that with the exception of the North side fencing, the East side of Rotchford had the greatest need to be repaired; however, after closer inspection it was agreed the West side fencing was worse than anticipated (rotting at the base). In looking at restrictions, #1 being cash flow, and after reviewing the many material options, it was agreed that the West side of Rotchford and around the corner of 4th (where shrubs and trees are), will be the first area to be fenced in vinyl. In the second year, per the working group recommendation, we would fence the section from gate 3 to gate 1, and the following year would be the remainder of fencing along 4th Ave. (319</p>	

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
		feet and 47 posts) and retaining wall. In the 4 th year it is expected to finish the project. Currently awaiting additional bidding information on the first phases. Not ready for go/no go decision of the Board until further research and pricing estimates are completed.	
8	New Business	Proposed Code of Conduct - Bob distributed proposed policy document which was reviewed by Board members in advance of the meeting. Bob shared content of the Associations' attorney's opinion letter which confirmed the proposed policy was in line with recommended behavior of Boards. Members of the Board each made commitment to abide by the code. As Directors of a non-profit corporation we have an obligation to the corporation of homeowners, but our duty is not just to the current homeowners but also to future homeowners. And our CC&R's requires us to maintain and improve the assets of the CC&R's.	After discussion and upon motion duly made and seconded, the Committee unanimously approved the Code of Conduct policy. Board members present, signed the Code.
		<p>A brief interview session was held with volunteer for Zone 2 Director, Steve Watilo. Steve was asked to express his interest in becoming a participant of the Board, and he said he had the time to participate and devote to Board membership, he also expressed his feelings about the Board i.e. that he feels the Board has too much power, but regardless, he promised to be fair and unbiased and will vote the wishes of the people in his area.</p> <p>Diana reminded the Board that communication is important in letting people know what we do. Steve Watilo said that he's already started thinking of new ways to communicate and encourage his neighbors to be more participative in their community.</p> <p>After discussion in Executive Session, the Board voted on the nomination of Steve Watilo.</p>	After discussion and upon motion duly made and seconded, the Committee approved the nomination of Steve Watilo as Director, Zone 2, after which Steve signed the Code of Conduct.
9	Exec Session	The Committee held an executive session to discuss personnel and confidential homeowner information.	