



Shelley Lake Estates Homeowners' Association
MINUTES - REGULAR BOARD MEETING
July 29, 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

Absent:

Claudia Hersey	Secretary	Non-voting
Norene Green	Treasurer	Non-voting
Gillian Chapman	Chairperson, Communications Committee	Non-Voting
Derek Buckley	Chairperson, Architectural Committee	Non-Voting

Invited/Guest Attendees:

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
1	Call To Order	President Bob Harris acted as Chairman of the meeting and 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 June 17, 2010 Meeting	Upon a motion made, seconded and carried, the Board approved the minutes.
3	Financials	Committee members reviewed the June financial report. Cash on hand; General Fund: \$33,680; Shoreline Fund: \$11,695; Replacement Fund: \$44,535; Total: \$89,810. Expenditures remain below last year.	
4	Architectural	No report.	
5	Communication	Family Barbecue - the July 14th BBQ was well attended (87 hamburgers/hotdogs	

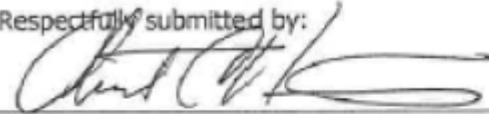
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		<p>served) and was the most successful to date. Considering moving the Annual BBQ to June next year to allow more time between Summer events.</p> <p>National Night Out/Ice Cream Social – Signs posted for the August 3rd, 6:30PM event to be held at Gate 2 (Reflections). Fire and police presence requested.</p> <p>Volunteers Needed: All Committees are looking for volunteers – please help support our community efforts.</p>	
6	Maintenance	<p>Lake water level is about a foot and a half higher than last year at this time. Dan Pfeiffer will attempt to locate and train an additional water quality tester volunteer so we can maintain a regular water quality test schedule.</p> <p>Road Crack Sealing, including on the health trail, was completed at a cost of \$2,051. Several repairs were made to the various irrigation systems as well. A mailbox in the 3rd Addition Common area was hit by a car and required pedestal replacement at a cost of \$114.</p>	
7	Old Business	<p>Fence Replacement Project – The Committee reviewed bids for vinyl fence replacement. Five bids were received; two were considered to meet our specs and be competitive. The winning bid was approximately 11% lower than anticipated.</p> <p>The Board considered the input from a working group of homeowners who evaluated the fence condition, evaluated anticipated cash flow and costs of fence segments, and selected the west side of Rotchford and about 60' behind the monument on 4th Ave for completion this year (Phase 1).</p> <p>Fencing in Phase 2 (2011) will most likely begin on the east side of Rotchford from Gate 1 to Gate 3. Fencing in Phase 3 (2012) is tentatively scheduled to include 4th Ave west to the Fire Gate at S. Moore. Phase 4 (2013) would include all other areas.</p> <p>While the North fence is in poor shape, the ground has been disturbed due to the apartment construction and is not stable enough for construction this year; in addition, we want to give the contractor time to consider sharing this cost with the Association. What we do on this section of fence will likely have a impact on a cost-sharing decision by the developer of an apartment complex on the west end of Reflections on Fourth Ave. The Board agreed to make every effort to resolve the North fence situation as early as feasible.</p> <p>Provided costs do not significantly increase in the future, the bulk of the fence replacement could be completed within a period of 24 – 26 months.</p>	<p>After discussion and review of samples and spec sheets, Neighborhood Fence was selected as the contractor for Phase 1 fencing project which includes the west side of Rotchford and about 60' on the east end of 4th Ave.F</p>

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ADJOURNMENT

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

Respectfully submitted by:



Bob Harris, President



Claudia Hersey
Secretary