

Minutes of the Board Meeting
Shadowcrest Home Owners' Association
November 18, 2014

Members in Attendance: Tom Wehrly, Ann Busch, Randy Yates, Zandy Pustay, Kathy Brown, Jordan Bertling, and Wendy Castro

Call to Order: Tom called the meeting to order at 7:35pm.

Item 1: October Minutes. The minutes from the October meeting were presented for approval. Jordan moved to approve; Ann seconded the motion. The minutes were unanimously approved.

Item 2: Treasurer's Report. Annual income for the HOA was up this year. This increase is credited to higher annual assessments and the efforts to have all homeowners accounts caught up to date. A discussion of recent (2013 on) expenses ensued. This was followed by a discussion of foreseeable expenses for the coming year. Those expected expenses include tree removal at the pool and regarding the space around the pool house to prevent further water damage in the pool equipment room.

Item 3: Pool Report. Pool cards have been deactivated for all homeowners except Board members. Board members have year-round access for maintenance purposes. Randy will add Kathy's card to the Board member group. Pool pipes have been drained for winter, and Zandy will move the pool furniture to the pool house restrooms. Randy will meet with Bill (the gate contractor) to get the season's data log information. The above steps conclude all that is deemed necessary to winterize the pool.

Item 4: Landscape: Jordan will speak with James to ensure winterizing the sprinklers. Also, he will speak with James regarding 2 trees at the pool that may require removal.

Item 5: Hospitality. The new owners at 1402 Essex Green (Bruce Houk) have moved in after renovations were completed. Ann will visit them to welcome them to the neighborhood.

Item 6: Annual Assessments. The board discussed raising the annual assessment to \$325 per lot. This will allow for continual maintenance expenses as well as saving for future pool fixes and improvements. Zandy made a formal motion to raise annual assessments to \$325. Ann seconded the motion. The motion was unanimously approved.

Item 7: Current Violations. The board discussed current violations submitted by Admail. Letters will be sent this week.

Item 8: Next meeting. February 10, 2015 @ 7:30. Jordan's home.

Adjournment: Meeting adjourned at 8:35pm.

Minutes submitted by Wendy Castro