Shadow Hills Homeowners Association

Board of Directors Executive Meeting

Hamilton Residence at 10810 Wicks St.

February 26, 2011

The meeting was called to order @ 10:45am by Eric Hamilton.

Board Members present: Mike Pelatt, Lisa Benest, Ken Coyle, and Eric Hamilton

Treasurer’s information as of January 31, 2011

Operating Fund $15,623.85

Reserve Fund $35,019.54

Total $50,643.39

Agenda:

1. **Budget.**

The proposed 2011-2012 was reviewed by Board members. Based on current operating expenses and reserve account balance, the board voted unanimously to hold the current dues. Email will be sent to Linda Jagoe at Westcom for distribution of the budget to homeowners.

1. **CC&R’s**.

The topic our CC&R’s was brought up pertaining to the YSN home, architectural committee enforcement, RV parking, landscaping and rules/regulations. The Association’s original CC&R’s are from 1981. The law firm of Swedelson and Gotlieb, who have handled previous legal issues for the HOA, gave a quote to the association last year of $7500.00 to bring the CC&R’s up to California State compliance. The association can pay for the expense from the reserve account. Being such a large expense, the recommendation was to poll the association members before moving ahead with the update. Michael Pelatt will draft a letter to the association members.

1. **Youth Services Network Group Home / Eileen and Craig Campbell**

An open house was held at YSN on 2/23/2011. The object was to have neighbors meet the program director, home directors and youths living at the Bonk’s home. In December 2010, the Campbell’s informed the Board:

The police were at the home frequently.

There was a man speaking loudly on a cell phone in front of the house/street regularly

People were smoking pot near the fence

Her children were threatened by members of the house

Eric Hamilton spoke with Eileen, emailed on a number of occasions, to get information and open the lines of communication between the Campbell’s and YSN.

An exchange between Mimi Korn and Eileen Campbell the day of the event was documented and available under separate cover. Based on that exchange, the board agreed to move forward in exploring the association’s options regarding:

Grandfathered status for Bonk’s lease to YSN

YSN State licensed or City licensed to do business in Shadow Hills

Using a residential home/or this program/violates the residential nature of community

With no further business the meeting was adjourned at 12:15pm