Shadow Hills Homeowners Association

Board of Directors Executive Meeting

Hamilton Residence at 10810 Wicks St.

July 13, 2011

The meeting was called to order @ 8:09pm by Eric Hamilton.

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

Treasurer’s report:

Operating Fund $11,073.58

Reserve Fund $36,515.19

Total $48,561.94

Agenda:

1. **Landscaping Company**

The board received a bid to plant drought tolerant plants in the two front entry planters. The current LADWP water bill was $281.00 for a two month period. It was suggested to have a second meter installed or ask for the sewer service charge to be removed, as the current meter is not connected to any sewer system. It was also suggested the board look into installing a drip water system at the front entry to conserve water.

The front entry sign was remove and refurbished by Bill Mogensen. He had submitted an invoice for his service for $500.00. As this was a maintenance expense, no board vote was needed to approve the expenditure.

Mike Pelatt reported the trails were in good shape. The board took under consideration having the prior trail service company offer a bid to do some light grooming over the summer / before the next rainy season.

1. **CC&R’s**.

The board received an unsolicited offer from Swedelson and Gottlieb regarding revising/updating/checking compliance for the CC&R’s of our association. The cost ranges from $6000 to $8000 based on the number of revisions, input from the board, and other factors.

The board contacted Linda Jagoe, the association property manager, who stated if the board proposed a revision of the CC&R’s to the association there would need to be a 66% approval to adopt the newly revised CC&R’s.

Issues within the association (flag poles, group homes, vacant homes, fines/liens, architectural review, upkeep of yards and culverts, walls/fences, parked cards/RV’s/Trailers/boats and guest houses) have arisen over many years.

A motion was presented by Lisa Benest to proceed with revising the CC&R’s with a budget of $6000 but no more than $8000 as it was the boards due diligence to be compliant with California law and to protect the interests of homeowners within the association and protect their interests.

The motion was seconded by Ken Coyle and the board voted unanimously for the motion with no nays or abstentions.

Eric Hamilton will contact Linda Jagoe for other proposals from attorneys regarding revising of the Shadow Hills Estates CC&R’s.

1. **Block Party**

The date of September 17, 2011 was set for the annul block party in the cul de sac at the end of Meseta Drive. DJ, moon bounce, rentals, food will be delegated to association members as the date is closer. This is a budgeted item so no vote was taken for expenditures.

1. **Halloween**

The annual Halloween event is scheduled for Monday, October 31, 2011. This is a budgeted event for security officers which usually cost $599.00. The board will pick up barricades from the City of LA Wentworth yard to help with traffic control. It was also suggested the association develop a release form covering accidental injury by horse owners or those driving golf carts or other vehicles who demand entry into the event.

It was also suggested that the board investigate renting a porta potty to be placed near the intersection of Wicks and Orcas. Many event participants last year complained about the fact that there were no bathroom facilities. Ken Coyle made a motion to spend no more than $250 on a porta potty for the event. Tamara Dahill seconded the motion which was followed by a unanimous yea vote by the board.

There being no further business to discuss the meeting was adjourned at 9:10pm.