

VP Bill Geddes called the meeting to order at 7 PM at Indian Hills Elementary.

Board Directors Present: Bill Geddes, Elain Nielson, Mike Johnson, Mike Esralian, Hung Wasson, Barb Anderson, Loyd Towe, and Violetta McPhee. Tim Roggenbuck and Mark Welyczko, were absent.

Guests on Sign in Sheet: Jeanie Jarvis, Kendra Wasson, Vicki Staley, Diana Jensen, Shirley Esralian.

Bill opened floor for nominations to fill board presidents position, as Sara Lockhart-Sirman recently resigned. Nominees for president were: Bill Geddes, Mark Welyczko, and Loyd Towe.

Bill was elected President with 4 votes, Mark and Loyd received 1 vote each.

Bill opened nominations for Vice President. Nominees were Loyd Towe, and Mark Welyczko. Loyd was elected with received 4 votes. Mark received 2 votes.

Six board members voted as Violetta was not present for the election part of meeting.

Minutes for 12/09/2010 were read and approved.

TREASURES REPORT: Mike J gave the treasures report and is currently addressing some past uncollected accounts receivable. He emphasized that attempts to collect on liens is at times costing more than amounts collected.

POOL REPORT: Mark Hamilton stated that the pool is winterized...There will be an upcoming expense for chlorine purchase. Many pool repairs will be needed in the future. The most pressing one is the crash bar installation on the gate to be completed before pool opens this spring.

GROUNDS MAINTENANCE REPORT: Mike Esralian presented the following three bids for maintenance in Shadow Wood's common areas: Sonny's Yard Maintenance (\$250.Mth), Jones Property (\$400.Mth) with extra \$1500 **to catch up**, and Tyler West (\$375.Mth). The board approved Mike's recommendation to contract with Sonny's Yard Maintenance to begin 02/01/2011.

Barb requested that a list of maintenance items originally forwarded from Dave Brown be addressed. Dave agreed to email each board member a copy. Mike E. will prioritize items for completion. The first item he'll address is the leaning fence behind the playground. Repair costs will be shared between Shadow Wood and the homeowner sharing the fence.

ARCHITECTURE: Hung will be emailing board members a draft of letter going out to homeowners with violations for board approval. The letter will address the top 6 violations that are occurring. Violetta suggested that some positive ways be found to get people to keep their homes in good repair. She along with Jeanie Jarvis will approach businesses for neighborhood discounts for items like paint.

The committee addressed 2 homeowners' complaints received during December. Board approval is required for any remodeling done 2 feet above ground.

The committee recorded several incidents during a previous neighborhood walk: **44-garbage cans, 40-plant encroachments, 38 unkempt Landscaping, 32-Limbs too low, 11-buckled sidewalks.**

Bill asked that the Arch/Violations committee approach the company that's doing the remodeling on 203rd to clean up the site.

Discussion followed regarding liability concerns with Lot K on Rock Rd. There is still a part of a cord of wood stored there. Bill will check out options regarding selling the lot to adjacent homeowners as it's not a buildable lot.

The board unanimously agreed to Jeanie Jarvis' request to add solar panels to her Brightwood Ct home.

A Motion was made, seconded, and unanimously approved to buy a locked mailbox for installation in front of the swimming pool. Mark W. will be installing it. Bill gave Elain the address change paperwork to be filed after the installation.

Lloyd will oversee a reserve fund study to determine the amount of money that needs to be set aside. It's to be completed before the start of the new fiscal year so any needed adjustments can be included in the next fiscal year's budget.

Next meeting will be Thursday, February 10 at 7:00PM at Indian Hills Elementary School.

Meeting Adjourned at 8:15 by Bill Geddes.

Secretary, Elain Nielson