

**SHADOW LAKE COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 28, 2012**

**CALL TO ORDER:** The meeting was called to order at 6:31 p.m.

**ATTENDANCE:** Board Members present were: Steve Yelton, Larry Hartig, Lois Fannin, Fred Schmidbauer and Christine Schierer. Nancy L. Caywood was present of behalf of Towne Properties. There were also several homeowners present.

**APPROVAL OF MINUTES:** Fred Schmidbauer MOVED to approve the 01/24/12 meeting minutes as written. Christine Schierer second, all in favor.

**MANAGEMENT REPORT:** Nancy reported on the following items:

- **Windows:** To date Drees is saying they will not make a monetary contribution to the prior window repairs. They asked that we contact them with new leaks before we do any work. On 2/20/12 Drees was contacted regarding a leak at 305 Shadow Ridge. Today they were contacted again by phone and by email but I have not heard back from them and neither has the homeowner.
- **Phirman Property:** Duke Energy is requesting that Shadow Lake grant a perpetual easement to run their utility line(s) across a common element of Shadow Lake as identified as Phase 1A and recorded in Deed Book 125, Page 223. The Board needs to sign the easement and George Hope will stop by to notarize signatures.
- **Drain Rocks:** Brickman plans to reset the washed out stones at the bottom of Shadow Lake hill and around the lake spillway – below the retaining wall. Work is scheduled for sometime later in the week. Larry Hartig and Mike Skidmore will look at the other lake project sometime soon.

**Delinquents:** It was noted that five homeowners were on the delinquent list. Each one was reviewed and a status given on their account. Only one unit is seriously behind.

**PRESIDENT'S REPORT:** Steve Yelton reviewed a recent email that was sent out by Police Chief, Ed Burk regarding coyotes being seen in the area. He suggested that everyone keep an eye on small pets and don't let them run free. Steve noted that so far it has been a mild winter and perhaps the community will be able to save some money on snow removal. Steve noted that the Long Term Planning Committee is considering having another Reserve Study done as it has been four years since the last one was completed.

**COMMITTEE REPORTS:**

**Finance:** Christine Schierer reported that the community is doing pretty good year-to-date due to no snow removal expense. She noted that there was only one seriously delinquent unit owner and a lien has been filed on the unit. It was noted that delinquent owners are not permitted to use the pool or rent the clubhouse.

**Question / Comment:** Some one asked about the status on the rental amendment? It is currently tabled.

**Architectural:** Fred Schmidbauer said he didn't have much to report but did expand upon Nancy's comments regarding the drain and window issues. He explained that the window issues were getting expensive and noted the position taken by the Drees Company.

Question / Comment: Someone asked about the status of roof and deck replacements? It was noted that a Reserve Study will shed some light on a replacement schedule.

Question / Comment: Someone asked about the status of green mold on siding and sidewalks. It was noted that the Architectural Committee is currently researching the subject. It was suggested that Clorox and water does a pretty good job on removing it.

**Landscape:** Larry Hartig reported that the committee did not meet this month. They were still working on a long-term plan and hoped to have it completed in the next couple of months. He noted the Brickman's schedule pending current and future weather conditions.

- Turf Pre-Emergent – Will apply within the next two weeks.
- Spring Clean up – Completed.
- Edging – Will perform within the next two weeks.
- Cutting back brush lines – Completed.
- Mulch – Sometime in April.
- Ash Tree applications to take place soon.

Question / Comment: It was suggested to ask Ken Ampfer to move his Blue Bird Boxes back behind the cut line. Fred indicated he will talk to him.

Question / Comment: It was noted that Brickman needs to do some additional work on the woodline behind Hidden Ridge as in some areas the woodline has encroached 6' to 8' over the last several years. Larry indicated he will review with Brickman.

Question / Comments: It was noted there are skunks in several locations throughout the community. Nancy reported that Casey is using a skunk repellent to help deter them.

**Social:** Lois Fannin reported that the Soup and Side night was a huge success with about 38-40 homeowners in attendance. She indicated that she and Christine Schierer purchased a new Elliptical machine from Dick's for the exercise room to replace the broken treadmill. Dick's will deliver and assemble it. She noted that they were switching the clubhouse telephone service from Cincinnati Bell to Insight and adding WIFI for just a little more per year than their current service. The Board was in agreement with this move. She ended by stating the next party will be the "Derby Party" on 5/5/12 and hoped to see everyone there.

**NEXT MEETING DATE:** 03/27/12

**ADJOURNMENT:** There being no further business the meeting adjourned at 7:06 p.m.