

**Shadow Glen Board of Directors Meeting
Monday, January 21, 2008**

The Shadow Glen Board of Directors Meeting was held on Monday, January 21, 2008 at 6:30 p.m. in the home of Board Member Jason Mayes, 201. Board Members Present were – Jen Smith, Diane Burgett, Jason Mayes, and Stephanie Vaughn. John Payne was also present representing Paragon Management Group. Not in attendance was Secretary April Scott.

The Board of Directors meeting was called to order at 6:35 p.m. with a motion made by Diane, 2nd by Stephanie.

Approval of the meeting minutes: Motion by Diane, 2nd by Stephanie.

Review of the financial statements: Motion by Jason to accept November. Second by Stephanie. Motion by Jason to accept December; Second by Jen. Both motions passed unanimously. Motions subject to:

1. Understanding of \$200 payment to Forrest Landscape for Unit 301; the Board wants to understand this cost before approving.
2. \$85 tree removal charge.
3. November 27, 2007 \$64 paid to Paragon for light replacement.

Review of collections: Late fee must be removed from homeowner on a payment plan as long as the owner complies with the plan.

Manager's Report: There were four violations and one new owner noted on the Manager's Report. Additionally, letters directing homeowners to make reservations for a termite inspection and Holiday Cards were mailed.

ARC Request: Unit 400 for 5 Evergreens planted at the end of the patio area was denied.

Old Business

Parking Peninsulas – Metro Codes may not require installation of peninsulas in the parking lot. Beazer is likely going to be responsible for a significant amount of trees installed that meet the specifications of Metro Codes (Urban Forester Division). John to confirm with Skip that trees will not be disposed but rather placed in the “buffer” areas.

Shrub Replacement LSI Proposal – John explained that the quantity of LSI shrubs was based on their doing an examination of the grounds. They presumed placement of shrubs to gain symmetry in the neighborhood. This explains the significant count difference compared to a competitors quote.

Security Lighting (NES John Harbor): Paragon forwarded new diagram to NES – Paragon has been unsuccessful in moving this project forward due. Repeated calls have been unanswered. Paragon will escalate communications at NES.

Beazer Drainage Issues: Erosion issues affect the hill behind the 100 building (hay bales) in addition to the detention basin. Metro Public Works Stormwater Division is satisfied with the Developer addressing these issues in late spring. The owners and Board Members are anxious to get these drainage problems solved as soon as possible. Paragon to keep pressure on MPW (Dale Binder); including notice of the risk that Beazer is in a weak financial position and may face bankruptcy.

McCloud's Termite Inspection Update Jan. 25, 2008 – Paragon to obtain a summary from McCloud's of all homes inspected for termites. This will combine the November and January efforts of McCloud's. FYI, Bellemeade is the firm responsible for pest control.

New Business

Asphalt Damage (Metro Water): There is damaged asphalt surrounding a water meter lid in the roadway. Paragon to follow-up with the water company to solve / repair.

Gravel by Unit 605 – Paragon to request LSI sweep and move to minimize damage risk to vehicles.

Annual Meeting – Paragon to Schedule for the third Tuesday in March, March 18th at the Edmondson Pike Library.

Neighborhood Watch Signs – Paragon to coordinate with Diane the pick-up and installation of three signs.

Stop Light at Entrance / Exit – Jason to inquire with Metro / Councilman to seek relief to the dangerous situation faced by homeowners as they leave and return to Shadow Glen.

Shoppes of Shadow Glen: Paragon to obtain an update to the status of this shopping center under development.

Tree on Powerline: Paragon will contact NES regarding a tree leaning on the powerline near the entrance.

Adjournment: At 8:40 p.m. Jason made a motion that the meeting be adjourned. Stephanie 2nd, Meeting adjourned. Next meeting to include representative(s) from the church next door.

Approved: Jim Smith Date: 02/18/08

Officer: President