

Shadow Glen Board of Directors Meeting
Monday, April 20, 2009

The Shadow Glen Board of Directors meeting was held on Monday, April 20, 2009, at 6:33 p.m. at the Lake Providence Missionary Baptist Church. Present were Jen Smith, Jason Mayes, and April Scott. Matthew Komisky was also present representing Paragon. Stephanie Waldrop and Patrick Walker were unable to attend.

Meeting Minutes: The first order of business was the approval of the February meeting minutes. Minutes approved.

Financials & Collections: Jason reviewed the financials and mentioned that the \$1500 per month going into the savings plan does not show up anywhere on the statement. Jason moved to approve the financials, April 2nd.

Jen asked about Kheshti (329). Matthew reported that payments are being made, but the payment plan is not always being followed, but the attorney is taking payments.

Regarding Ms. Booher (502), Matthew reported that although it does not show on this month's financials, the attorney did collect a payment from them which Matthew believes will bring them current.

Manager's Report:

Matthew briefly discussed the phone calls & violations. Had 5 inspections since the last meeting.

Landscaping: Jason asked if LSI could cut grass a little shorter and especially during the rainy season lower the blades if there isn't a reason that they are leaving it so long because it is growing too fast. April also asked that LSI be diligent about cleaning trash and debris from the front beds. Finally Jason asked when LSI would be mulching. Matthew responded that it will be completed in May – probably when the bushes are put in.

Matthew also mentioned 38 violations letters and 11 calls/complaints/comments.

Matthew also mentioned that John is still dealing with unit 335/337 regarding the pots/planting/debris on their back patio areas.

Old Business:

Gutter Cleaning - Bids for cleaning gutters were discussed. Chaparral came in with the lowest bid at \$600. Jen motioned to approve. April 2nd.

Shrub Replacement – Matthew obtained two LSI proposals – one included dumpster areas, one did not. The Board reviewed the shrub list. The Board determined that the dumpster plantings will not be replaced. Jen also asked that Matthew request a bid for removing stumps around the dumpster areas in the meantime.

Tree Line Responsibility – Matthew walked the area and now believes that everything is on our side. He intends to speak with the church about sharing the maintenance responsibility and cost.

Concrete Steps – Beazer responded and sent someone to repair the problem. They put a “band-aid” on it by using some sort of caulking and a concrete façade, but she does not believe they supplied a structural fix to the problem.

Dumpster Fences – Matthew is in the process of obtaining bids. The Board requested at least three quotes with at least one being from Lowes and/or Home Depot. The Board will review and approve in order to have work begin ASAP.

New Business:

Siding Trim – Jen was surprised to have so many issues. After a great deal of discussion the Board determined that all units with melted siding need to be contacted and that particular siding needs to be taken care of right away. From there all major issues or issues that could cause structural or other damage should also be reviewed. Minor issues and small cosmetic issues should be tabled for now and put off to a later date.

Metro Assessment – New assessments were discussed and it was determined that Matthew will contact the number listed and check into an adjustment.

A motion was made at 7:43 p.m. to adjourn the meeting by Jen, 2nd by Jason. Meeting adjourned.

Meeting Minutes Approved:

Jen Smith
Authorized Signature

10/19/09
Date