

Shadow Glen Board of Directors Meeting
Monday, April 16, 2007

The Shadow Glen Board of Directors Meeting was held on Monday, April 16, 2007, at 6:30 p.m. in the home of Board Member Jen Smith, 605.

Present were – Lauri Newman, Diane Burgett, Adam Olson, April Scott and Jen Smith. John Payne was also present representing Paragon Management Group.

The meeting was called to order at 6:41 p.m. with a motion made by Lauri Newman, 2nd by Jen Smith.

The first order of business was meeting protocol. John spoke briefly about the job of President. Also about keeping meetings on task. Ways to be productive in meetings were also discussed.

The second order of business was the election of a new President. Nominations were taken. Lauri nominated Adam, April 2nd. Adam discussed the possibility of selling his home within 2-3 months. Regardless, Adam was voted in as President.

The third order of business was Approval of Meeting Minutes. April was unable to obtain copies of the minutes for the Board Meeting. It was discussed that meeting minutes would be delivered to Adam to sign – and sent around via email for other board members to approve and then be posted on the website for Paragon to download for their records.

The fourth order of business was the Grounds & landscaping issues. Shrubbery was an issue brought up by homeowners via email recently. Lauri said that some shrubs were now starting to come back. It was discussed that it may be wise to wait until a little more warm/rainy weather to see if others start coming back again. The homeowner (#301) who insists on having hers replaced now because she was missed the originally in the fall would be replaced immediately. Lauri made the motion to replace shrubbery at 301, Diane 2nd.

Lauri made a motion that the picnic table and outdoor furniture in the common area should be lettered (furniture belongs to #136). Adam 2nd. It was also determined that all homeowners should remove ANYTHING on common property. It was determined that this should be a newsletter item, but also an individual letter sent out to all homeowners. Paragon will draft a letter for BOD review.

Regarding downspouts, (#134). It was determined that Beazer should be notified about the faulty downspouts and drainage. Currently the bond with Metro is not released, but would like to notify Beazer of the drainage, downspouts, and erosion issues so that the bond can be frozen until these matters are resolved. Hay bales are also still present and Beazer must address this issue.

Next on the agenda was the discussion of lighting. An appointment has been made with NES to obtain pricing on security lighting. It was also mentioned that the entrance lighting needs to be replaced.

New Business included the following:

Financial Statement Review & Collections were presented by Lauri. Stages of collections were discussed, as well as missing unit who have been uncharged for an entire year of HOA fees. Financials have not been received from Home Management Company so we will discuss those at the next meeting.

Managers Report was presented by John. Fence meeting has been rescheduled for Wednesday at 10am. Had several calls regarding ACH, landscaping and other minor issues. It was mentioned that consistency is crucial and violation inventory was also discussed. People have pulled up grass on Lauri's row. It was determined that a letter would be drafted regarding the replanting of the grass because exterior modification was not requested. An ARC form will be sent to them for submission.

Trespassing Waiver Form was presented by Diane. Adam will take care of signature and notarizing. The form for joining neighborhood watch will also be posted on the website.

Trash Pick-up was the next topic of discussion. John discovered that one free trash pick-up per week should be provided by Urban Service District. Contract had already been signed by Home Management Company for 3 years, but can be adjusted to accommodate the USD free pick up. John said that he will look into and negotiate matters regarding the contract and rebidding if necessary. Will also check to see if current lighting meets NES standards in USD so they can assume responsibility for those.

Lastly, the Shoppes at Shadow Glen was discussed. John reported that there would be a planning meeting on May 10th. The Shoppes will include 11500 sq ft of 2-story retail. Dave Johnson is the developer 248-9999. John will research further to determine the location of the planning meeting.

At 7:55 p.m. a motion was made by Adam Olson to adjourn the meeting and 2nd by Jen Smith. Motion passed meeting adjourned.

Approved: _____

Date: _____

Officer: _____