

Townhomes of Shadow Glen Board of Directors Meeting Monday, April 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 Jen Smith, 605. Board Members Present were – Jen Smith, Diane Burgett, Jason Mayes, and Stephanie Vaughn. John Payne and Matthew Komisky were also present representing Paragon Management Group. Not in attendance was Secretary April Scott.

The Board of Directors meeting was called to order at 6:30 p.m.

Approval of the meeting minutes: Motion by Jen, 2nd by Stephanie; motion passed unanimously.

Review of the financial statements: Motion by Jason to accept March 2008 financial statements. Second by Stephanie. Motion passed unanimously. Motion subject to:

1. Understanding of snow invoice.
2. The labor cost for sign installation should not have exceeded \$400 (confirm).

Review of collections: Provide a formal attorney report regarding collection status. Send all over 90 days to the collection attorney.

Manager's Report: There were twenty six (26) violations and zero new owners noted on the Manager's Report. Twenty six (26) phone calls from homeowners. One questionnaire completed. Topics for next quarterly (June) newsletter; 1) No Car Washing, 2) Recycling, 3) Water Plants, 4) Dog pick-up, 5) Shoppes at Shadow Glen update, 6) Vendor List.

ARC Request: Owner that requested bushes (400) previously that were denied has not removed. Follow-up on all denied ARC requests including 148 (fence), 421 (replace sod), 307 (gravel). Send a notice to 327 regarding her large porch swing. Request ARC.

Old Business

Trees Planted in Fall – Apparently several trees planted in the fall by Chaparral Gardens have died. Paragon to request a refund from Chaparral for dead trees.

Security Lighting – The proposal from Rains electric to install seven additional street lights for safety and security reasons appears to be the most desirable. Request Rains to extend their offer until the end of May. The extension will allow the Association to notify homeowners of the light plans and request their feedback.

Drainage in Mulch Beds – Jason discussed the importance and differences of the drainage proposals suggested by LSI. The drainage system protects the mulch from running off of the designated areas due to the steep grade of the property. The Board also discussed at length the affordability of this project and determined that it could be completed within the scheduled capital expenditure budget for 2008. Stephanie offered an additional proposal for water drainage. A motion by Diane to accept the LSI proposal for \$13,175; seconded by Jason and passed by a majority vote of the Board. Paragon to notify LSI to proceed with drainage project and mulch installation.

Asphalt Damage (Metro Water) – Paragon to try Metro Water again to repair the asphalt around the water meter cover in the street.

Urban Forrester Update: The engineers plans for tree replacement were finalized last Friday. Beazer plans to have the tree installation completed by the end of May. Monitor progress of the tree installation.

Beazer Drainage Issues: Erosion issues affect the hill behind the 100 building (hay bales) in addition to the detention basin. The hay bales have deteriorated further; the trench is clogged with tree roots. Paragon to request intervention by MPW (Dale Binder).

Gravel in Road – The gravel in the road is gone.

New Business

Yard Sale: Follow-up with homeowner that volunteered to lead a neighborhood yard sale.

Property Across Street Sold – Paragon to inquire with Councilman Parker Toler of any impending changes to the entrance.

Lawncare / Landscape – Unit 129 needs grass (possibly sod) and Unit 130 needs shrubs (\$170). Also inspect Units 115 and 55 for shrub needs.

Website – A proposal for web design and maintenance was discussed. A motion by Jason to hire Tres Creative for web hosting and seconded by Diane Burgett. Expected costs include \$59.40 per year web hosting and \$40 per hour to maintain the website. Motion passed unanimously.

Trash Pick-Up Reimbursement – The neighborhood paid for all trash pick-up for several years before realizing that the Urban Service tax zoning provided one free pick-up per week in the Spring of 2007. Request a refund from the trash pick-up firm (Waste Management) for a retroactive refund. Inquire with Catherine Paxton 315-5227 (KPaxton@wm.com). Ms. Paxton is an acquaintance of Board Member Jason Mayes.

Adjournment: At 8:25 p.m. Jason made a motion that the meeting be adjourned. Stephanie 2nd, Meeting adjourned.

Approved: Jim Smith Date: 05/19/08

Officer: President