

**Townhomes of Shadow Glen Board of Directors Meeting
Monday, May 19, 2008**

The Shadow Glen Board of Directors Meeting was held on Monday, May 19, 2008 at 6:30 p.m. at Lake Providence MBC. Board Members Present were – Jen Smith, Diane Burgett, and Jason Mayes. John Payne and Matthew Komisky were also present representing Paragon Management Group. Not in attendance was Secretary April Scott, Director Stephanie Vaughn, and homeowners Allen and Terri-Lee Parker. Homeowners present – Luciano Scala, Unit 148 and tenant Michelle Spaziano, Unit 327. The Board of Directors meeting was called to order at 6:35 p.m.

Luciano Scala Unit 148 – Mr. Scala inquired into further details for the denial of his ARC requests for his fence and other items. Mr. Scala agreed to remove his black wrought iron fence, tiki torches, and fire pit. Mr. Scala understands the need to enforce the rules. Resident Michelle Spaziano (327) was informed that her fence and patio furniture would not be approved. Ms. Spaziano questioned why the items had not been questioned in her first three years of residence. The current Board can only move forward with the fair and consistent enforcement of the rules.

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

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

1. Understanding of \$140 Bulb change charge.

Review of collections: Significant improvement with collections. Owners with a past due balance of 90 days other than owners on a payment plan have been assigned to a Collection Attorney. Continue to monitor progress.

Manager's Report: There were twenty eight (28) violations and one new owner noted (161 Emerson) on the Manager's Report. Twenty two (22) 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 requested porch swing (327). Denied ARC for placement on the front of the home. Owner requested white vinyl 2 foot fence (327) to rear of home. Denied ARC; must be a 6' white vinyl fence.

Old Business

Security Lighting – The proposal from Rains electric to install seven additional street lights for safety and security reasons appears to be the most desirable. Motion by Jason to accept Rains Electric proposal. Seconded by Diane Burgett. Motion passed unanimously.

Drainage in Mulch Beds – Board approved the first installment payment to LSI for the drainage project. Confirm with LSI that end units are completed correctly. Paragon to initiate payment and inquire with LSI.

Trees Planted in Fall –Chaparral Gardens confirmed one dead tree from the trees planted in the fall. Paragon to request a refund from Chaparral for the dead tree.

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. Confirm with Urban Forrester the adequate completion of the project. Point out staked trees that may not meet quality standards.

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).

Yard Sale: Follow-up with Misty Hymer to lead a neighborhood yard sale on June 21, 2008.

New Business

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.

Lawncare Repairs – Fix lawn with front grass strip – Unit 421. OK if less than \$50

ARC Coverletter – Future ARC responses should include a nicely worded coverletter explaining why a request was accepted or denied.

Belle Meade – Red fire ants found again. Bellemeade will spray for no additional charge on their routine trips into the neighborhood.

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 8:07 p.m. Jason made a motion that the meeting be adjourned. Diane 2nd, Meeting adjourned.

Approved: Jim Smith Date: 06/16/08
Officer: President