

Shadow Glen Board of Directors Meeting
Monday, May 21, 2007

The Shadow Glen Board of Directors Meeting was held on Monday, May 21, 2007, at 6:00 p.m. in the home of Board Member Lauri Newman, 427.

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 6:07 p.m. with a motion made by Adam Olson, 2nd by Jen Smith.

The first order of business was approval of the meeting minutes. Will be delivered to Adam for signature later this week.

The second order of business was review of the financial statement. John started with a brief explanation of the new accrual bookkeeping system. CD rates were discussed and will be shopped. CD rates and relocation of money will be discussed later in the meeting under new business or tabled until the next meeting.

Old Business

- Lawncare quality of service: John addressed issues with the contractor and he has promised to do better. Also Beazer mentioned trees were not warranted – but some are bonded. Ask Beazer for list.
- Trees/Shrub Replacement: Mike spoke with resident but she wants to be present when they are placed.
- Lighting: Metro answer from USD regarding street lights being paid for. John is still working on NES.
- Fencing: Contractor mentioned \$50/ft. for black wrought iron. Approximately 1,000 ft would be needed. Dick also mentioned that we would get other bids – but only have one bid now.
- Trash Pick-Up USD: New Contract for 12 months with WMC has been executed – Metro will now do the Wednesday pick up – saving \$230/mo. Signs for dumpster area were reviewed. A sign was decided upon – three will be ordered and placed on fencing – Lauri makes a motion – Jen 2nd.
- Security Lighting: Partially contingent on USD - so will hold off on installation until pricing is obtained – paying for the monthly fee is still up in the air.
- Trespassing Waiver: Has been signed and submitted to the Metro PD. One NHW sign should be placed next to the trespassing sign that is already in place. Second to be placed at the entrance to the footpath – unless they can come out twice and then second position will be determined later. Lauri makes a motion to buy a third sign if it's \$50 or less. April 2nd.
- Violation Inventory: Specifically concerning grills – debate about grill removal – because insurance agent could determine not to underwrite – or fire marshall could fine association. Violation letters need to go out to persons with firepits – regarding grills – Adam makes a motion that a letter should be sent to all homeowners with codes attached and their options for compliance – the Board will review non-compliance at a later date. Jen 2nd. Lauri, April & Diane abstained. – Regarding general violations as listed on the report from Paragon, it was determined that letters will be sent by Paragon to all homeowners in violation. Diane made a motion to send all listed violations letters to homeowners giving 14 days to comply – Lauri 2nd.
- Shoppes at Shadow Glen: 2 Story, 11,000 sq ft. Developer has been contacted and are open to the idea of meeting to discuss the future of the driveway, etc. John will set up a meeting and let us know so we can be present.

New Business

- Collections: Were switched from HMC attorney to Paragon's attorney. Lauri requested status of top 10 collections accounts & makes a motion that the top 6 need to go to the attorney and 7-13 get a 10 day notice. Jen 2nd.
- Manager's Report: Inspection summary. ARC approvals. #129 – Lauri motions to approve – Adam 2nd.

ARC Violations stickers: Presented to Board for review.

Parking: Handicapped parking – spaces are in addition to regular assigned parking. The Board voted to table parking until the next meeting.

Neighborhood Watch Block Party: Board buying meat and having others bring sides to get people involved, on the roster and aware of the Group. Neighborhood watch captains would go door-to-door to invite people. June 10th, Sunday – Sgt Warner will also be invited to speak. It was suggested that Corky's or Witt's BBQ was ordered and possibly chicken – a quote was requested for food to feed 75-100 people. Diane will submit quotes by email within the week and the Board will vote via email to approve the cost. Diane also needs a flyer for the party. Laura volunteered to make the flyer. Captains have suggestions that will be brought up at the next meeting.

Jen will not be available for the next scheduled meeting – the 2nd Monday of next month will be attempted if John and Dick can juggle schedules.

At 8:26 Adam made a motion that the meeting be adjourned. Jen 2nd, Meeting adjourned.

Approved:  _____
Officer: _____

Date: 5/25/07