

Shadow Glen Board of Directors Meeting
Tuesday, June 12, 2007

The Shadow Glen Board of Directors Meeting was held on Tuesday, June 12, 2007, at 6:00 p.m. in the home of Board Member Lauri Newman, 427.

Present were – Lauri Newman, Diane Burgett, April Scott and Jen Smith. John Payne was also present representing Paragon Management Group. Adam Olson was not in attendance.

The meeting was called to order at 6:13 p.m. with a motion made by Diane, 2nd by Lauri.

Approval of the meeting minutes: Will be emailed to Adam for signature later this week.

Review of the financial statement and collections: Lauri questioned if the irrigation system being turned on because the water bill doesn't reflect the usage. John will check with the Landscaping company about this. Regarding collections, it was determined that 10 day letters be sent to delinquent accounts on the 15th day of the second month of non-payment – so that by the third month the non-paid account will be with the attorney. John also mentioned moving monies into a higher yielding account, but no decision was made.

Old Business

Lawncare/Landscaping: Forrest has taken care of weeds in the community. Lauri mentioned flowers at the front entrance. It was determined that Mike would send a recommendation for plantings and price estimate.

Trees and Shrub Replacement: Maggie is in touch with Mike about installing the shrubbery.

Lighting: Paragon is waiting for NES to inspect site (Marie Anderson). A few street lights seem to be out – Lauri inquired about process for replacement. NES should be called with tag number.

Fencing: New proposal for fencing not yet received.

Trash Area Signs: Have been installed. Dumpsters still need attention for stray trash/boxes so Paragon will send someone out tomorrow to clean up prior to pickup and contact Waste contractors.

Trespass Waiver: Signed and turned in. However NHW signs are supposed to be installed by USD and Diane is still inquiring on price for additional signage and installation. Poles are extremely long and will need some way to collect those and deliver them to the property. Diane will turn over information to Paragon to assist with getting these answers.

Violation Inventory: Discussion of grills was reopened. It appears that now the standard propane tanks are 17lb containers and so should all be legal according to the 20lb limit. It was determined that going forward Paragon should only note violations for charcoal grills, larger propane tanks, smokers and fire pits. Fine structures were also discussed. John proposed 30 days to resolve, 2nd letter gives 10 additional days and following that a fine of \$25/day with a maximum of \$1000. With the stipulation that recurring violations within a 6 month period will not restart the process, but pick up within the process where previously left off. John will draft a resolution to instate a fine policy. Future letters of all types will be sent both to tenants and owners for any rental units. Lauri also requested confirmation of late fee policy.

Shoppes at Shadow Glen: Developer will meet with Board any evening to discuss particulars. It was requested to discover ground-breaking so we can determine how quickly we need to schedule the meeting. The 26th at 6:00pm at Diane's house is suggested as the meeting date pending a ground-breaking date

New Business

Managers Report: Siding repair has been completed. Unit 337 has removed plants from common area. Belle Meade Exterminators came out to take a look at fire ants – have already treated 2 mounds – found another mound and treated it and probably will not charge. \$400 per treatment with a 30 day warranty for future treatments. Also mentioned were the pressure washing proposals received. It was

determined that Lauri and Diane will walk the property with a map and create bid specifications and return for more specific bids.

ARC Request/Approvals:

135 – planters/border APPROVED Diane motion, Jen, 2nd.

149 – PERGOLA DENIED Lauri motion, april 2nd. TILE APPROVED Jen motion, Diane 2nd.

307 – landscaping – APPROVED Jen motion, Diane 2nd. 337 – Trellis, pots APPROVED, gravel must be removed DENIED Diane motion, Lauri 2nd.

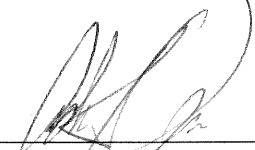
109 - DEFERRED – April will take photos and send via email in order to make a decision by email later this week.

522 – Garden APPROVED with the contingency that they bring the garden within regulation size by November 1st 2007 Lauri motion, April 2nd.

Change future ARC form to read 60 days for approval instead of 30 days.

Parking: Lauri and Diane will mark the property when looking at gutters to determine visitor parking spots to begin discussion about marking those spots with signage.

At 8:39 Jen made a motion that the meeting be adjourned. Lauri 2nd, Meeting adjourned.

Approved: _____


Date: _____
6/19/07

Officer: _____
RESIST