

Shadow Glen Board of Directors Meeting
Wednesday, July 18, 2007

The Shadow Glen Board of Directors Meeting was held on Wednesday, July 18, 2007, at 6:00 p.m. in the home of Board Member Diane Burgett, 104.

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 6:10 p.m. with a motion made by April, 2nd by Jen.

Approval of the meeting minutes: Were emailed to Adam for signature. However, as his resignation had been turned in previously the secretary, April Scott signed for approval.

Resignation of Adam Olson: It was determined that all prospective candidates would be invited to the next Board of Directors meeting. Jen, Diane, April & Lauri all have potential interested individuals.

Review of the financial statement and collections: Lauri requested copies of all bills in advance of each meeting because a few seemed high to her. April had a question regarding unit 157 collections. Question was answered by Aged Receivables update (July 16, 2007)

Old Business

Lawncare/Landscaping: Jen asked a question regarding watering from beds and pruning bushes. Watering is the responsibility of the residents, but bushes are trimmed twice a year. It was requested that Forrest look around and see if bushes needed to be trimmed and if there is a charge to do so. Lauri asked to be removed from Landscaping list on website. Request from Linda in unit 109 to have the landscaper discontinue maintenance of her unit was denied Motion by April, 2nd Lauri all others were in favor. Jen made a motion to allow the offer to replace flowers with impatiens by the landscaper. 2nd by Diane. April in favor, Lauri against. Lauri questioned piles of rock growing and believes that landscapers are piling rock found throughout by Lauri's house. April may have those removed.

Trees and Shrub Replacement: Diane noted several dead trees after the last storm. Mike removed dead/knocked over trees from property. Did we find out if trees are bonded by Beazer? John is checking to see if trees/green space has been verified by Planning Commission. Should the trees need to be replaced – they will need to be replaced in the fall. It was discussed that Forrest should be asked to price re-staking the trees so that they are no longer leaning. John will take care of that requests.

Lighting: Paragon has met with John Harver (NES) and is putting together a proposal which should be received by the end of next week.

Fencing: John received an estimate between \$30-\$50 per foot. The style needs to be chosen and then specific costs can be discussed.

Reserves Moved to an Interest Bearing Account: Jen motioned to move the entire money market to an ING business account earning 5%. Lauri 2nd contingent that there are no fees and is completely liquid.

Shoppes at Shadow Glen: Developer met with Board members. Developer discussed that he could not break ground until he was leased at 40%-45%. As of now he has no firm leases. It was discovered that the church owns the bottom of the driveway but we are responsible for the upkeep. Just past the end of the parking lot we take ownership of the driveway. Beazer has made a deal with the developer to use our driveway for construction and for retail patrons with no cost sharing, etc. The agreement in writing needs to be investigated and a copy needs to be obtained both the agreement with the church and the agreement with the developer.

Parking: Lauri and Diane marked the property to determine visitor parking spots. It was determined that the only extra spots were the 12 spots at the top of the hill. This matter will continue to be discussed at future meetings as no solution was made.

Gutters and Pressure Washing: Lauri and Diane walked the property and discovered that no pressure washing was needed currently. However, there are a few buildings that need to have the gutters – Building 10, 11, 21, 22, 23, 24 – usually only the first 4-5 units or as needed along the tree line. It was determined that John will get a quote from both companies to determine which should perform the maintenance.

New Business

Manager's Report: Shrubs have been planted at 301. Tree was removed from entrance sign – flowers were fertilized.

Violations: Fine policy was voted on at the last meeting – but letter has not gone out. So the letter should go out immediately following this meeting.

ARC Request/Approvals:

305 – Landscaping along patio: APPROVED WITH CONDITIONS. The condition that it is not to exceed 3 ft beyond patio. Jen motion, 2nd April.

421 – Removed sod strip in front: DENIED. Lauri motion. Jen 2nd. Diane wished to note that she did not agree with the board's decision to deny. April also agreed with the denial.

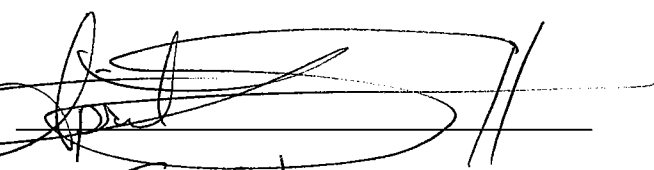
109 – Garden Approval. APPROVED WITH CONDITIONS: Approved as of submitted on the June 5th application with the exception of the 16" fencing. The 16" fencing is denied. Motion, April – 2nd Diane.

Lauri also mentioned that she would like clarification of the late fee policy – but that has not yet been received. Lauri still wants to verify with Cody that late fees are being charged appropriately.

John added that there were two letters regarding garbage storage. Letters were approved and should be sent.

At 8:33 April made a motion that the meeting be adjourned. Jen 2nd, Meeting adjourned.

Approved: _____



Date: _____

08/20/07

Officer: _____

Secretary