

Shadow Glen Board of Directors Meeting
Monday, July 21, 2008

The Shadow Glen Board of Directors meeting was held on Monday, July 21, 2008, at 6:34 p.m. at the Lake Providence Missionary Baptist Church. Present were Jen Smith, Stephanie Vaughn, Jason Mayes, and April Scott. John Payne and Matthew Komisky were also present representing Paragon.

Meeting Minutes: The first order of business was the approval of the last meeting minutes. Approval of the meeting minutes will be delayed until the next meeting.

Financials & Collections: Second order of business is the approval of the Annual Financials. Jason moved to approve, Jen 2nd. Collections were also discussed and the large amount of prepays. Also discussed was a delinquent account in bankruptcy and how that affects future late fees and correspondence to that particular resident.

Manager's Report: Matthew discussed inspections, ARC forms of which there were none, and violations. Violations were reported to be down. There was a questionnaire turned in for a unit sale.

Old Business:

Lawncare/Trees - Several dead trees have been reported on the property – some with gator bags which were believed to be dead prior to the gator bags being placed. Stephanie also questioned if the gator bags were all begin filled on a regular basis because she noticed some near her unit that were not being filled to her knowledge. Jen questioned seed that was placed by the people that put in the lighting because the grass seed doesn't at all match the existing grass.

Drainage/Ponds – Matthew spoke with Dale Binder from Metro Storm Water to verify that the work done has not yet been approved. Dale mentioned also that he was not happy with the way they did the hay bales. Future grading and other options were mentioned, but nothing will be decided until the work is officially approved or denied. It was also mentioned that one of the swells is causing the problem with water standing in the pond. The Board requested that Matthew contact Dale to get a better idea of the approval process and timelines.

Neighborhood Watch – Jen will forward Diane's email so that Matthew can attempt to get the list of Neighborhood Watch members so we can determine if there is someone in the group who would be interested in being in charge of the Neighborhood Watch Committee. April will set up an email specific to the neighborhood watch group so that correspondence regarding that group can be filtered to that address.

Vacant Board Member position – several options for finding a new Board member were brought up. Mentioned were announcing the open position in the newsletter and on the website. It was determined that the open position should be listed on the website in light of the fact that a newsletter will not be sent out until the fall.

Gutter Runoff - Several units are experiencing the same problem, but it was determined that we should respond to the homeowner suggesting that he rotate the concrete slab so that it diverts the water in another direction.

Trash Collection Reimbursement – Jen requested that Matthew again contact Catherine Paxton regarding these reimbursements.

Shrub Trimming – Stephanie mentioned that her shrubs were skipped and was concerned that other homeowners may have been missed as well. Other Board members did not report noticing bushes that were not trimmed, but the Board asked Paragon to see that Stephanie's bushes are trimmed and to check the property for other homeowners that may have been missed.


Shoppes of Shadow Glen – Jason asked Paragon to follow up once again to find out the status of the property.

New Business:

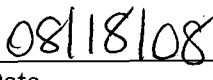
Insurance Renewal – Insurance prices have gone down from the previous year. The down payment of 30% is due in September. Jen makes a motion to accept the bid from CAU, Stephanie 2nd. Vote was unanimous.

A motion was made at 7:46 p.m. to adjourn the meeting by April, 2nd by Stephanie. Meeting adjourned.

Meeting Minutes Approved:



Authorized Signature



Date