

**Shadow Glen Board of Directors Meeting**  
**Monday, August 18, 2008**

The Shadow Glen Board of Directors meeting was held on Monday, August 18, 2008, at 6:43 p.m. at the Lake Providence Missionary Baptist Church. Present were Jen Smith, 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 June and July meeting minutes.

**Financials & Collections:** Second order of business is the approval of the financials. Jason questioned a drainage repair and maintenance line item of \$5015.00. Matthew responded that the line item was basically reclassified from an expense to an asset and thus had to show the amount on this month's financial as this was the month of the transfer. Jason asked a basic question about non-budgeted items and how are they paid and why aren't they budgeted for originally. It was mentioned that most of the items are budgeted for but were just not allocated correctly as line items or in some cases the budget should have been dispersed between more than one line item but was not. Jason asked that we correct that for the future. Jason inquired about a timeline for the expiration of the lawncare contract and obtaining new bids. Regarding the distribution report, Jason questioned the line item "drainage line install" – John mentioned that was the same as the reclass mentioned above. Jason also questioned a fence repair and paint but Matthew reported that it was a mistake and shows as such on the following page of the report. Jason motioned to approve, April 2<sup>nd</sup>.

Collections were also briefly discussed.

**Manager's Report:** Dick was here and noticed a tree/weed at 203.

Collections are about the same but Matthew will get an update from Cody about where a few are with the attorney.

Also mentioned was the wrecked vehicle in front of 155. Matthew tagged the car on Friday. It is not known if the car is operable but it is believe that the car has not been moved. After much discussion it was determined that Matthew would contact the police to see if they can run the tags or insure that the car is not stolen and a decision on how to proceed will be made from there.

Jen questioned the incident with the resident who melted her siding using her grill. The resident denied the incident, but Matthew directed her to a contractor and haven't heard from her since.

**Old Business:**

**Lawncare/Trees** - Jason mentioned several trees either that were pulled up or that were overlooked in planting that need to be removed. Matthew will check on those trees.

**Trash Collection Reimbursement** - John mistakenly believe that Waste Management was performing trash collection on behalf of Metro, however in reality Metro provides their own collection and they weren't being double paid for the services. Therefore a reimbursement cannot be given. Jen also inquired about timing because they are coming at 4am and waking people up.

**Commercial Vehicle** - It was reported that the resident now has a completely white van with no markings. Even though it does have ladders on top it is a significant improvement. It was determined that the vehicle should be left for now to see if any other residents complain about the vehicle.

**New Business:**

**Sprinkler Problem** – Jen mentioned that she noticed the sprinkler head was misdirected and was seen watering the retention pond. John said he would have LSI check it and adjust it.

**Direction Signage** – Jason mentioned a problem with finding buildings within the community. Jason requested quotes on signage.

**LSI Meeting** – Jason mentioned the suggestion from Michael about the erosion beneath the a/c slabs behind the units. Jason asked for quotes on that project for future consideration. Jason also questioned the issues with the rear drainage. Matthew reported that the dirt was settling from the downspouts all coming down in the same place.

A motion was made at 7:40 p.m. to adjourn the meeting by Jen, 2<sup>nd</sup> by Jason. Meeting adjourned.

Meeting Minutes Approved:

Jen Smith  
Authorized Signature

10/20/08  
Date