

Townhomes of Shadow Glen  
August 17, 2009 Board of Directors Meeting Minutes

LSI was represented by Doug Stacey and Scott Andre. Lawncare/Landscape was discussed at great length, including issues and concerns Board/PMG has with LSI. Discussion about quality of cutting, including missing certain areas on a repetitive basis. Also the large number of bare areas were discussed and the number of rocks on the property. LSI should be picking up and removing rocks, debris, etc. when onsite. LSI also to find SGT's gator bags that were purchased last season. They will install and begin filling ASAP. Scott to look into removing the tree at 603. PMG to discuss with the new homeowner.

LSI provided several enhancement projects:

- 1) Adding more shrubs at various units. \$1959
- 2) Planting 4 replacement trees. \$780
- 3) Drainage job near Unit 500. \$1395
- 4) Aerate and Overseed entire property. \$3995 (LSI to provide topsoil free of charge)

Board asked for a discount if SGT will do all items. Doug provided a 10% discount. LSI to resubmit the total price on all work to Matthew on 8/18/09.

CR Hunt was also present to discuss with the Board/PMG why the dumpster fencing project had taken nearly 3 months. CR Hunt explained that he had several projects going at the same time, and basically he wouldn't stop one job to work on another. Board explained to CR Hunt that as soon as he finishes the project, he will be paid the \$5500 balance.

LSI/CR Hunt departed at approximately 7:10p.

Jen smith called the meeting to order at 7:15p.

Minutes from April meeting were not available at the meeting. These will be distributed via email this week and approved via email. Jen to sign and fax approved minutes to PMG.

PMG to email McCormack Unit 144 about what they are doing to improve the property and address his concerns.

Jason reviewed the financials and collections and motioned to approve. Jen 2<sup>nd</sup> this motion.

Discussion about the Shoppes at Shadow Glen. Board is interested in finding out the price of the property.

PMG provided items for renewal/invoices:

- 1) Insurance renewal for 3yrs with CAU. 33% down payment is \$8752 due on 9/20/ PMG to acquire 2 additional bids from FPR this week.
- 2) CR Hunt balance is \$5500. Will be paid on completion
- 3) McClouds Termite Renewal \$6200 due 9/1. PMG to work with McClouds on inspection dates, including at least 1 Saturday appt. day. (Possibly put info in the letter for Belle Meade Exterminating)
- 4) PMG to check on snow removal from LSI

Jason motions to approve these disbursements as required. Stephanie 2<sup>nd</sup> this motion.

Discussion about Unit 205. Mary Beth House is the owner. Has medical condition. BOD would like to find out who is handling her finances. Unit is going into collections for unpaid dues. PMG to investigate with realtor.

**2009 Goals:**

- 1) work on improving landscaping/curb appeal
- 2) lawn watering/irrigation expansion
- 3) Signage
- 4) Working with LPMBC to cleanup tree lines

Jen motioned to adjourn at 8:15p.

  
Jen Smith, President

  
Date