

**Shadow Glen Board of Directors Meeting
Monday, September 17, 2007**

The Shadow Glen Board of Directors Meeting was held on Monday, September 17, 2007, at 6:00 p.m. in the home of Board Member Diane Burgett, 109. Present were – Lauri Newman, Diane Burgett, April Scott and Jen Smith. John Payne was also present representing Paragon Management Group.

The meeting was called to order at 6:16 p.m. with a motion made by April, 2nd by Jen.

Approval of the meeting minutes: Jen made a motion to approve. Lauri 2nd.

Review of the financial statement and collections: A question was raised about the trash collection – John will research and follow up with Lauri. Lauri makes a motion to defer approval until the next meeting. Collections were reviewed and are looking much better.

Old Business

Security Lighting (NES John Harbor): Lauri and Diane walked property and marked proposed lighting on a map of the property. Lauri requested samples from NES of type of lighting and brightness. Map will be pdfed to John in order to obtain a better sample proposal from NES. Highland Villa has NES lights – otherwise John will request samples from NES.

Lawncare/Landscaping (2008 Procurement): Forrest, chaparral, LSI and Russell will submit proposals. John will request that Forrest accept their 2006 bid for aeration and over seeding. Lauri makes a motion to have Forrest aerate and over seed assuming he can adhere to the 2006 price of 1965.00 (proposal 10/02/06). April 2nd.

Trees and Shrub Replacement: More information was requested about the Forrest proposal. It was also suggested to tag trees to be replaced. Shrub replacement will be assessed and bid.

Fencing: No news on the fencing. It was determined that the fencing will be tabled until after the security lighting is installed to see what effect that has as a deterrent.

Fine Resolutions/Policy: Distributed.

Collection Resolutions/Policy: Distributed.

Easement: Front entrance is owned by the church. Southmark was a PUD consisting of mixed use (including what is now the church, the Shoppes and Shadow Glen). Gave everybody easements to everything - No parcel owner can be denied access. All parcel owners must pay their fair share.

Insurance Renewal: (09/20/07) Lauri makes a motion to stay with CAU, Diane 2nd.

New Business

Manager's Report – ARC Applications

#148 Fence – Denied. Regarding letter: Trees and shrubs weren't replaced in the summer because they must be replaced in the fall. Exterminating is free and at the request of homeowners (send Belle Meade's phone number).

#153 Satellite – Approved

#211 Fence – Approved

#403 Satellite – Approved

#155 Satellite – Approved

Backflow Device: Passed Testing.

Gutter Cleaning: Payment approved.

Retention Pond: Someone hired by Beazer to retrench the pond, but pond is now retaining water without draining. The Board will continue to monitor the drainage. John will contact Beazer and Metro Sewer to verify. Is there a pump to assist in drainage and if so who is maintaining the pump?

Fees: Raise association fees or continue to maintain? John is accumulating information to comprise a report with a long term plan for budgeting and reserves, lawncare bids, etc. Once that report is in the

Board will review the increase in fees. Fee increases must be in place by January 1st. Decision must be made prior to December 1st.

Appointment of Directors/Officers: Lauri makes a motion to appoint Stephanie Vaughn (106) as a successor who shall serve until the next annual meeting of the members. April 2nd. John will email Stephanie tomorrow with everyone's email and contact information. John will also email phone numbers within the Board so everyone will have contacts.

Diane nominated Jen Smith to be the president of the board of directors. Stephanie 2nd.

At 8:29 p.m. Jen made a motion that the meeting be adjourned. Stephanie 2nd, Meeting adjourned.

Approved: _____

Date: _____

Officer: _____