

Shadow Glen Board of Directors Meeting
Monday, September 18, 2006

The Shadow Glen Board of Directors Meeting was held on Monday, September 18, 2006, at 6:30 p.m. in the home of Board Member Adam Olson, 209. Present were Brian Roland, Adam Olson, Diane Burgett, Lauri Newman and April Scott. Bob Bowers from Home Management Group was also present.

The meeting was called to order at 6:35 p.m. with a motion made by Adam Olson, 2nd by Lauri Newman.

The first order of business was to approve the minutes from the last meeting. Lauri Newman made a motion to approve – Brian Roland 2nd and minutes were approved.

No homeowners were present, but a homeowner issue regarding a fence request was submitted...vinyl white fencing – 305 (locke). A decision was made to look over the requested plan and make a decision by the next meeting – sooner if possible.

Also mention was made that the email links from the SG website (email) are not working. April will look into fixing that.

The next order of business is the Treasurers Report. Mention was made that reports should be mailed out between the 7th and the 10th of each month. A couple of questions were raised:

- \$20,000 was spent in one month:
Bob answered that invoices were forwarded from Beazer for reimbursement. Copies were requested of each invoice from Beazer.
- Owner Expense Adjustment – Lauri requested an explanation: Bob stated that he would inquire and find the specifics of that line item
- Delinquency: what is the process:
Bob stated that units closing - closing documents sometimes were not forwarded to Management Company – some may be a result of that. But reviewed the general process for collections. In documents it is stated that the monthly late fee be \$10 or 10% whichever is greater. It was decided that any time after 90 days a lien could be placed against that persons home.
- What is the estimate for roof reserves, and other improvements, etc. needed?
On budget – research was done to support roofing, etc. – budget was built for \$201,000. In line items - \$2500 for a deductible...will discuss insurance later.
- Painting Reserves - \$11200 – posts – trim – trashcan – fencing – etc.

At next meeting Bob will deliver proposed budget for 2007. Motion was made to approve financials by Lauri Newman – 2nd by Adam Olson

The second order of business was Committee Reports.

- Neighborhood Watch was the first committee to report. A few are already interested in the committee, but are waiting for newsletter delivery to recruit.
- Grounds & Landscaping Committee was next to report. Lauri stated that the committee would like to walk the grounds with Beazer prior to their departure. Bob stated that instead we need to come up with a punch list for Beazer. Bob also mentioned current needs of: aerate and overseed (\$2760), Bushes trimmed (\$700-\$1100), and mulching for 7 buildings (\$1200-\$1300). Bush replacement – was approx \$25 last year. It was suggested that for areas that are heavily inclined to build retaining walls and plant trees or come up with an alternate solution to grass everywhere. Aerating and over seeding was

approved subject to a bid under \$2000. Brian made a motion – Lauri 2nd. Bob will obtain bids for bush replacement, dressing beds and trimming.

- Social Committee reported next. Talked to people interested – will move forward once newsletter, etc is rolling.
- Architectural Committee reported that there were 3 members interested and they would move forward with creating guidelines, etc.
- Newsletter and Publication Update. Obtained plat and will hopefully have everything ready to deliver by the weekend.

The third order of business was the Property Manager’s Report. Beazer told bob that the lights would be up and on prior to the daylight saving time change. Bob will request a statement in writing regarding the lighting situation. The Association Insurance situation is as follows:

Homeowner floors were flooded – called insurance company and because of the language in the declaration and the Association’s policy will not cover. After some review of the Declaration and the Insurance Policy, it was determined that Bob will look into a new policy that holds the homeowner responsibility from the drywall in. A motion was made to repair the damage to unit 427. Buddy Allen quoted \$3051.87, Corlew & Perry \$3108. A motion was made by April Scott to make the repair on the unit using Corlew & Perry, Diane 2nd. Lauri abstained from voting. Bob will make a claim tomorrow.

There was no Unfinished Business to discuss.

The last order of business was New Business. It was determined to leave the remaining new business item not previous discussed under another heading until the next Board of Directors meeting – Except that Diane asked to receive a bid from Waste Management to increase the size of the dumpster or adding an additional one. Bob will obtain.

At 8:32p.m. a motion was made by April Scot to adjourn the meeting and 2nd by Adam Olson. Motion passed meeting adjourned

Approved By:

Title

Date