

**Shadow Glen Board of Directors Meeting  
Monday, October 15, 2007**

The Shadow Glen Board of Directors Meeting was held on Monday, October 15, 2007, at 6:00 p.m. in the home of Board Member Jen Smith, 605. Present were – Lauri Newman, Diane Burgett, April Scott and Jen Smith. James Westerfield was also present representing Paragon Management Group.

The meeting was called to order at 6:14 p.m. with a motion made by Jen, 2<sup>nd</sup> by Lauri.

**Approval of the meeting minutes:** Lauri made a motion to approve. Lauri 2<sup>nd</sup>.

**Review of the financial statement and collections:** August Approval Tabled until this meeting. After review everything looks okay. Lauri made a motion to approve August financials, Diane 2<sup>nd</sup>. Jen had a question about unit 100 window replacement and if we paid for the repair. If so – were we ever reimbursed? Also an updated collections report was requested from Cody. Gutter repairs were marked at \$1065 – bid and invoice were at \$860 – Lauri would like to know what the extra \$205 is for. Financials show that the amount of \$205 was paid to paragon on 09/12/07. James will clarify. Lauri motions to approve financials, Jen 2<sup>nd</sup>.

### **Old Business**

**Security Lighting (NES John Harbor):** Sample lights at another community were discussed. Placement was also discussed again, but it was agreed that lighting is necessary and that we need to make a decision as soon as possible. We are still waiting on bids for trenching. NES will come out later this week to ensure they can reach the necessary locations by truck.

**Neighborhood Watch:** Laura Wall (200 block) reported that a woman from an adjoining property ran through our property knocking on rear sliding glass doors trying to escape someone chasing her. The woman hid in an open storage closet for 4 hours and was spotted by a resident who discovered the story and noted that blood stains were found on the doors of residents. The Board discussed this matter and determined there was no action to be taken at this time. James reported that neighborhood watch signs are on backorder and will be delivered when available.

**Lawncare/Landscaping (2008 Procurement):** After some discussion it was determined that we would like to interview the separate landscaping companies to determine which would better suit us. If possible we would like to interview them as soon as possible. Paragon will set up interviews for us if we can email times that we are available. The meetings need to be set up prior to next month's meeting.

**Aerate & Overseed:** Aerate & overseed: Lauri produced a spreadsheet to compare all bids received. Diane made a motion that Chapparral's bid of \$4500.00 be accepted. Jen 2<sup>nd</sup>.

**Trees & Shrubs:** Found trees that we do not want to replace along the treeline bordering the church. Lauri would like to present a map to each of the landscaping companies during the interview to have them determine pricing and type of trees. Shrubs will also be discussed at the interviews.

**Pond Retention & Hay bales:** Beazer is handling the pond retention. Metro is working with Beazer to ensure retention ponds are in accordance with codes. Metro authorized that hay bales be removed, however Beazer has stated that they will remove the hay bales at their leisure. It was requested that Paragon discover if Metro has actually approved drainage ditch and the pond.

### **New Business**

**Newsletter:** It was suggested that a newsletter be prepared and reiterate information about fires and safety as well as information about waiver signed with the MPD and that if trespassing is noted on the property the police should be called immediately and they waiver permits the immediate arrest of the trespasser with or without the presence of a Board Member or resident. Also remind residents of safety in relation to charley bars. Remind them that it is the individual's responsibility to call the exterminator and that the service is free of charge. All other past relevant reminders should be included as well.

**Manager's Report:** No ARC Applications were received this month. Several letters were sent out instating the first round of fine policy letters. All other Manager's Report Issues have already been discussed.

**Budget:** Lauri made up sample budgets. Lauri altered fee income and landscaping to give an idea of possible budget outcome for 2008. It was determined that the budget would be tabled until landscaping interviews are conducted and until John provides more information about necessary reserves.

**November Meeting Time:** November meeting will be moved to Monday, November 12<sup>th</sup> pending everyone's schedule.

At 8:12 p.m. Lauri made a motion that the meeting be adjourned. Diane 2<sup>nd</sup>, Meeting adjourned.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

Officer: \_\_\_\_\_