

**Shadow Glen Board of Directors Meeting**  
**Monday, October 16, 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 April Scott, 2<sup>nd</sup> by Diane Burgett.

The first order of business was to approve the minutes from the last meeting. A correction was noted that bush replacement cost was actually not determined. April Scott made a motion to approve with a consideration for that correction – Diane Burgett 2<sup>nd</sup> and minutes were approved.

No homeowners were present, so there was no need for an open forum.

The next order of business is the Treasurers Report. Termite contract (McClouds) was more than expected, but will be budgeted for in the future. Also insurance policy was paid 25% down – just happen to hit in the same month. Motion was made to approve financials by Lauri Newman – 2<sup>nd</sup> by Adam Olson

The second order of business was Committee Reports.

- Neighborhood Watch was the first committee to report. So far we have 8 people and will begin recruiting. Gun shots have recently been heard so security may soon become an issue.
- Grounds & Landscaping Committee reported next. It was determined to winterize the sprinkler system and “take ‘em down”. Bob will speak to Beazer about tree replacement. Forrest will be hired to trim existing bushes and replace dead ones. It was determined to skip aeration and reseeding for this season because it is apparent that Beazer is currently taking care of this. Weeding will also be omitted for the fall. Adam Olson motion, 2<sup>nd</sup> Lauri Newman.
- Social Committee reported next. Brian would like to know what figures were budgeted for spring, but people are interested.
- Architectural Committee reported that there are three members, Adam, Ken and Mary Beth. Will present a list of regulations and guidelines. A copy of the approval letter from Beazer was requested for the arbor being installed at the end of Adam’s building. The possibility of a fence at the back of the property close to the section 8 housing.
- Newsletter and Publication Update. Upcoming News Items: Ensure to disconnect the hose from the faucet in order to avoid pipe burst. Early spring newsletter item: everyone needs to have their AC serviced.

The third order of business was the Property Manager’s Report. Bob reported that Beazer is dragging their feet on the lighting issue. Bob will send a 10 day letter to Beazer. For insurance it was recommended that we get a limited unit endorsement and it was mentioned that this would not significantly reduce our fee. Bob will get specifics on cost difference for adding the endorsement or for the other type of insurance.

Unfinished Business discussed is as follows:

All Dumpsters are installed per Beazer. Beazer will pay for mess to be cleaned up that was made at the dumpster site. Options: \$214 add a dumpster, build pad, add fence, etc.

Pick up 3 times per week \$107 month. It was determined that the monthly pick ups will be increased from the middle of October to the middle of January due to holiday traffic. Also determined that a letter would be sent to all homeowners indicating that a fine may be enforced. Also add a newsletter item for the next publication. Motion – Lauri Newman, Brian Roland 2<sup>nd</sup>.

Other unfinished business items were covered in the property manager’s report.

The last order of business was New Business. It was determined that the no soliciting sign would be bolted onto the existing post and the situation will continue to be monitored. Other New Business items were discussed, but determined to be put off for future consideration as they are larger projects that cannot be considered at this time. Parking was discussed and it is noted in the bylaws that more than 2 cars cannot be kept per unit on the property. Something for future to consider is a sign with the street number listed. New construction of commercial building next door shows that our driveway is the access way to the commercial businesses.

At 8:15 p.m. a motion was made by Lauri Newman to adjourn the meeting and 2<sup>nd</sup> by Adam Olson. Motion passed meeting adjourned

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Approved By:

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Title

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Date