

**Shadow Glen Board of Directors Meeting
Monday, October 20, 2008**

The Shadow Glen Board of Directors meeting was held on Monday, August 20, 2008, at 6:30 p.m. at the Lake Providence Missionary Baptist Church. Present were Jen Smith, Jason Mayes, and Stephanie Vaughn. Matthew Komisky represented Paragon Management Group.

Meeting Minutes: The first order of business was the approval of the August meeting minutes.

Financials & Collections: August and September financials were discussed since we did not meet in September. Questions about filing a lien on 308. Homeowner is in Chapter 13 bankruptcy. Also, any homeowner who is more than (90) days delinquent should be sent to the attorney. Overall collections are good. Jason motioned to approve, Jen 2nd.

Manager's Report: ARC request from 609 for fence, flag pole, and hanging baskets. Fence is denied. Only (6)ft white vinyl fencing is allowed. Flag pole and hanging baskets are approved. Matthew suggested drafting a resolution regarding white vinyl fencing. Currently the documents are somewhat vague regarding fencing. The Board wants to ensure uniformity. The commercial vehicle issue was also discussed. The unit with the van is still onsite, but only has ladders now, no lettering. The Board has concerns about being consistent with all homeowners. Matthew suggested a resolution that specifically states what is considered a commercial vehicle. Paragon will draft both resolutions for November board meeting.

Old Business:

Drainage/ Beazer – Discussion regarding dead trees and drainage behind 100 block. Matthew to call Dale Binder with Metro Storm Water to see if Beazer has been released from property.

Lawncare/ Aeration/ Overseeding – Discussion regarding using LSI for 2009 season with no price increase. Unanimous vote to continue using LSI for 2009. There is less hassle at the beginning of season if we do not change companies. Matthew to continue working with Michael on improving service for Shadow Glen. LSI provided aeration/overseeding bid of \$5590. Decision tabled until financials are discussed with John Payne.

Rear Drainage Project – Matthew to get bids from Chaparral Gardens and CR Hunt for rear drainage job. This will probably be scheduled in the Spring 09.

New Business:

Gutter Cleaning – Matthew to get bids for gutter cleaning for November 2008.

Budget 2009 – Matthew provided possible budget for 2009. Briefly discussed. Budget with actual \$82.50 instead of \$83.00 to be provided to Jason. Jason asked that John Payne from Paragon give him a call to discuss reserves and ING savings account. Matthew to provide bank statements for ING and Smartstreet. Jason also would like to see long term forecast that John discussed at previous meetings. Board would like to move money monthly into the ING savings account. That amount will be determined after budget is completed at next Board meeting in November.

A motion was made at 7:40 p.m. to adjourn the meeting by Jen, 2nd by Jason. Meeting adjourned. Next meeting November 17, 2008 at 6:30 p.m.

Meeting Minutes Approved:

Authorized Signature

Date