

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

The Shadow Glen Board of Directors Meeting was held on Monday, December 17, 2007, at 6:30 p.m. in the home of Board Member Jen Smith, 605. Present were – Diane Burgett, April Scott and Jen Smith. John Payne was also present representing Paragon Management Group. Jason Mayes was a visiting homeowner and prospective member.

The official Board of Directors meeting was called to order at 6:35 p.m. with a motion made by Jen, 2<sup>nd</sup> by Diane

**Election of new Board Member:** April made a motion that Jason be offered the position of Board Member. Diane second. All present were in favor.

**Board/Management/Operations:** John discussed working with conflicts within the Board and gave examples of working with and overcoming disagreements. Discussion continued for some time about past meetings and how to move forward into the New Year. John would also like to know how to proceed when needing Board direction or approval – and if we need to come up with a voting system or if Paragon can act when requested by the President or only one Board member. It was determined that the Board will look into voting/survey tools to attach to the website – April will be responsible for this.

**Approval of the meeting minutes:** Minutes approved – April made a motion to approve the meeting minutes from the last two meetings. Jen 2<sup>nd</sup>.

**Review of the financial statement and collections:** April made a motion to appoint Jason as Treasurer, Diane 2<sup>nd</sup>. April made a motion to table November Financial review until the January. Jen 2<sup>nd</sup>. Collections were briefly discussed. Jen requested that John check with Cody to see which have been sent to the attorney.

**Old Business**

**Security Lighting (NES John Harbor):** For additional lighting we are pretty much limited to their original proposal...the lights must be on a paved surface. We can eliminate lighting from the map, but cannot add any in any other location. The lighting plan was discussed and a new lighting plan was formulated. John will propose the new map to NES. Jason also asked that John find out if the poles will have metal supporting wires. Jen requested also bids for trenching.

**Tress Replacement:** Chaparral replaced trees and submitted an invoice, but on invoice is included a charge for removing the dead tress. The Board does not wish to pay this charge. John will speak with Chaparral about waiving that line item. Diane makes a motion that \$3430.00 to Chaparral (that does not include the removal fee). April 2<sup>nd</sup>.

**McClouds Termite Inspection Update:** New inspection date is the January 25<sup>th</sup> which is a Friday. John will double check with McClouds as the date requested was a Saturday so that our residents are not required to take off of work to accommodate their inspection. Jen would like to see the 25<sup>th</sup> and the 26<sup>th</sup> available to give the residents more than one option.

**Pond Retention & Draining Issues:** Speculation is that Beazer may go bankrupt so John would like to push the issue with Metro to push Beazer now. The Board agreed and requested that John contact Dale Binder and discuss this issue and remind him that the water is not draining out of the pong any longer.

**Waste Management Options:** Several options were discussed. Jason is friends with the Waste Management contact and so will contact her and find out if there is any flexibility on the pricing and what details are as far as the noise factor and space requirements. Jen wants to monitor the situation and let Jason find out more information from her friend.

**Dumpster – Extra Pickups:** It was determined that we will get automatic pick ups on the day before Christmas and the day after – as well as the following Friday, so we will not need additional pickups.

Diane also asked about Christmas trees for this year. It was determined that John will contact Metro and ask if they can schedule a pick up for Christmas trees, etc.

**New Business**

**Manager's Report:** ARC application submitted for a previously installed deck approved by Beazer. This was grandfathered in. The ARC spreadsheet was reviewed and it was suggested that the next round of letters be sent out.

**Violations:** John is working on getting a handle on the violations and will report back.

**Letters distributed since the last meeting:**

**08 Maintenance Fee Notice**

**Parking, Pets, Dumpster Area**

**Peninsula Parking Slots**

**Shrub Replacement Proposals:** Proposals received from LSI & chaparral...the proposals were grossly different as far as quantity. John will check with LSI to get justification.

**Postage Reimbursement:** Diane made a motion to reimburse for postage \$65.60. Jen 2<sup>nd</sup>.

**Neighborhood Watch Signs & Posts:** Jen makes a motion to approve Diane proposal for NHW signage and installation not to exceed \$460.17. April 2<sup>nd</sup>.

At 9:35 p.m. Jen made a motion that the meeting be adjourned. Jason 2<sup>nd</sup>, Meeting adjourned.

Approved: Jen Smith

Date: 01/21/08

Officer: President