

## OFFICIAL MINUTES

### SHADOWBROOK TOWN CENTER - HOA BOARD MEETING

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**Date and Time:** Friday, July 6, 2007, 6:30pm

**Location:** Betsy Buechner's house, 3681 Portland Trail Drive

**Officers Present:** Betsy Buechner – present  
Shane Turner – present  
Rob Rohloff – present  
Debbie Mervis – present  
Eleanor Love – present

**Others Present:** None

**Minutes** N/A

**Ratification:**

**Old Business:** N/A

- New Business:**
1. This was the first official meeting of the new Board since the old Board members resigned on June 20, 2007.
  2. We chose positions for the Board members:  
Betsy Buechner, President  
Shane Turner, Vice President  
Rob Rohloff, Secretary  
Debbie Mervis, Treasurer  
Eleanor Love, Member-at-Large
  3. On June 26, 2007, Erin Byers sent an e-mail to all the Board members regarding a pit bull living in a home in the neighborhood. Per the Board's direction, she contacted the homeowner to confirm that it was a pit bull and it was indeed theirs. The homeowner said his wife found the dog and they were trying to find it a new home. The Board discussed the issue and is uncomfortable with the presence of a dangerous dog in the neighborhood, but is willing to wait for the homeowners to find it a new home in the next week or so.
  4. On June 26, 2007, Sabrina Butler forwarded an e-mail to Rob Rohloff and Erin Byers regarding the status of the tree uplifts. Bowen is waiting on a report from the contractor and will determine how to proceed.
  5. On June 29, 2007, Sabrina Butler forwarded an e-mail to Rob Rohloff and Erin Byers regarding a complaint of a resident parking his commercial trailer on common property. Erin informed the Board that the former Board had allowed him to have the

trailer on the property, as long as he kept it in his driveway. Since he is not keeping it in his driveway, he is still not following the rules. The Board authorized Erin to send a letter to the homeowner as this as a covenant violation.

6. On July 3, 2007, Brendan Hunter, our assigned attorney from Lueder Law Firm, sent an email to the Board introducing himself, and stating that if we wanted to have him on retainer the fee would be prorated to \$480 for the remainder of the year. Betsy made a motion to hire the attorney on retainer, Betsy seconded. Betsy will coordinate the hiring.
7. On July 3, 2007, Erin Byers forwarded a message to the entire Board alerting us to an issue of erosion around the retention pond behind Portland Trail Drive reported by a homeowner. No action taken yet.
8. We received a Property Modification Request (PMR) for 3851 Portland Trail. The homeowner wants to add to his deck, add a hot tub, and do other landscaping work. The Board discussed the issue but did not reach a decision. We have 30 days to respond to his request.
9. The Board has been working on getting quotes from other landscaping vendors to compare their prices to our current vendor, Imagescapes. The Board did not agree to terminate the current contract, but is open to exploring all options given the current financial situation. Debbie offered to put together a spreadsheet for comparison.

**Next Meeting:** Wednesday, July 9, 2007, 7:30pm at Gwinnett Library, Suwanee

**Adjournment:** 8:00pm.