

## OFFICIAL MINUTES

### SHADOWBROOK TOWN CENTER - HOA BOARD MEETING

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**Date and Time:** Monday, July 16, 2007, 6:30pm

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

**Officers Present:** Betsy Buechner, President - present  
Shane Turner, Vice-President – absent (excused)  
Rob Rohloff, Secretary - present  
Debbie Mervis, Treasurer - present  
Eleanor Love, Member-at-Large – present

**Others Present:** None

**Minutes  
Ratification:** N/A

**Old Business:**

1. Regarding the possible change of Landscaper, we have received quotes from 3 different vendors. Debbie went over her spreadsheet comparing Landscaper quotes. We discussed the pros and cons of each of the choices, and decided that Naturescapes was the best choice. Eleanor will let Imagescapes know the contract is terminated.

*Motion to cancel Imagescapes contract: Approved. (Betsy / Debbie, unanimous)*

2. Rob relayed that he spoke to Gary. He is really nice; really professional. What he said is that he doesn't want to keep us as clients if we are going to be combative and not trust them. If we trust them, they will trust us. He invited us to come visit him, or he can visit us.
3. We had another discussion about management companies. We've received quotes from 3 different vendors. It is likely we will likely keep GW, at least until the end of the year to give consistency (GW is familiar with the old Board and the actions that occurred) and to give the new Board time to determine what the issues are.
4. We discussed hiring Brendan from Lueder Law on retainer. The advantage of keeping him on retainer is that any of us can contact him at anytime, otherwise we are charged hourly.

*Motion to pay retainer for Lueder Law for the remainder of the year: Approved.  
(Betsy / Debbie, unanimous)*

**New Business:**

1. Corporate Seals – Betsy will follow-up with Erin at GW to find out who has the Corporate Seals from the old Board.

**Next Meeting:** Sunday, July 22, 2007, Betsy's house

**Adjournment:** 8:30pm.