

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD MINUTES
JULY 22, 2007**

I. PURPOSE

Pursuant to Article III, Section 3.8 of the By-Laws of Shadowbrook at Town Center Community Association, Inc., a Regular Meeting of the Board of Directors was held on July 22, 2007 at the residence of Board President Betsy Buechner.

II. DIRECTORS PRESENT

Betsy Buechner, President; Shane Turner, Vice President; Rob Rohloff, Secretary; Debbie Mervis, Treasurer; Eleanor Love, Member-at-Large

III. DIRECTORS ABSENT

N/A

IV. MEMBERS PRESENT

N/A

V. OTHERS PRESENT

David Buechner, 3681 Portland Trail Dr.

VI. CALL TO ORDER

With a quorum established, Mrs. Buechner called the meeting to order at 4:06pm.

VII. HOMEOWNER FORUM

N/A

VIII. SECRETARY'S REPORT (MINUTES APPROVAL)

The minutes of all previous meetings were distributed to the Board members. Rob requested that all Board members review these and note corrections prior to the next meeting.

Rob also presented a proposed format for future Board Minutes that will help in designing the agenda and keep future meetings organized.

➤ *Motion to approve Board Minutes format. (Betsy / Eleanor, unanimous)*

IX. PRESIDENT'S REPORT (MGT CO)

Management Company – Betsy led a discussion about changing management companies. We have 3 quotes so far for comparison with GW's contract. Betsy will provide all quotes to Debbie, who will do an analysis of costs and benefits to present to the Board at the next meeting.

X. TREASURER'S REPORT (FINANCIALS)

N/A

XI. COMMITTEE REPORTS

a. **ARC & Landscaping Committee**

N/A

b. **Communications Committee**

N/A

c. **Social Committee**

N/A

d. **Maintenance Committee**

N/A

XII. UNFINISHED BUSINESS

Imagescapes Lawsuit – We discussed the letter we received from Imagescapes threatening to sue the Board for breach of contract. Our lawyer (Brendan) stated that the Imagescapes contract is not clear, so it will not stand up in court. There are conflicting clauses: one says that either party can cancel at anytime with 30-days notice, and one says ???. His advice was to finish out the contract since it is up on October 3.

➤ *Motion to finish the Imagescapes contract as written, on October 3, 2007. (Rob / Betsy, unanimous)*

Collection Policy – Betsy distributed a draft collection policy last week. She requested that the Board members review the policy and suggest changes so we can ratify it in a future meeting.

XIII. NEW BUSINESS

New Website – Betsy's husband David has been working on a new website and our first newsletter. He requested we review and suggest changes. Betsy paid for the website from her own money and will not charge the association. The new site is www.shadowbrooktchoa.com. Rob mentioned that since the old website has been abandoned, we may be able to get the name (www.shadowbrooktc.com) which is slightly more friendly. He will look into this.

➤ *Motion to nominate David Buechner as the leader of the Communications Committee. (Rob / Betsy, unanimous)*

Detention Ponds – David Buechner spoke to Marvin (Marty) Allen at the City of Suwanee about our 2 detention ponds. According to Marty, the land berm behind the large detention area (between Portland Trail and Memphis Drive) is the property line. Everything on our side of the berm is the Association's responsibility, everything on the opposite side is Suwanee's responsibility. The other detention pond behind Portland Trail is also the Association's responsibility.

XIV. ANNOUNCEMENT OF NEXT MEETING

The next meeting will be held on July 30, 2007 at Debbie's house.

XV. ADJOURNMENT OF OPEN SESSION

➤ *Motion to adjourn was made at 5:53pm. (Betsy / Rob, unanimous)*

XVI. EXECUTIVE SESSION

N/A

XVII. ADJOURNMENT OF EXECUTIVE SESSION

N/A

Respectfully Submitted By:

Rob Rohloff, Recording Secretary

Date

Approved By:

Shadowbrook at Town Center Community Association

Date