

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD MINUTES
AUGUST 6, 2007**

- APPROVED AUGUST XX, 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 August 6, 2007 at the residence of Member-at-Large Eleanor Love.

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

N/A

VI. CALL TO ORDER

With a quorum established, Mrs. Buechner called the meeting to order at 6:41pm.

VII. HOMEOWNER FORUM

N/A

VIII. SECRETARY'S REPORT (MINUTES APPROVAL)

The minutes of the July 31 meeting was distributed to the Board members prior to the meeting.

➤ *Motion to approve Board Minutes as corrected. (Rob / Debbie, unanimous)*

IX. PRESIDENT'S REPORT (MGT CO)

Elections

Betsy spoke to Brendan, our attorney today. He indicated that in June 2006 the prior Board was elected as a transitional Board. In Q3 2006, per the covenants, there should have been an annual meeting to elect the "true" Board. This never happened. His advice was to hold the annual meeting in Q3 2007, and hold an election at that time to get things back "on-track." Betsy to check with Brendan to see if he can attend our Town Hall meeting next week and explain the situation to the homeowners. Eleanor to check the library's availability to hold the Annual Meeting in September.

➤ *Motion to hold elections during the annual meeting in Q3 2007. (Rob / Betsy,*

unanimous)

X. TREASURER'S REPORT (FINANCIALS)

Debbie worked on doing a comparison analysis of the 4 Management company vendors. She said she has not been able to produce a comparison due to the lack of consistency among the proposals. She will continue to look into this.

XI. COMMITTEE REPORTS

a. ACC, Landscaping, and Maintenance Committee

3851 Portland Trail RPM (July 3, 2007)

No status. We have requested additional information from the homeowner and are awaiting his response.

b. Communications Committee

No update this week.

c. Social Committee

Upcoming Activities – Ice cream social is still planned for August 14. The committee decided to put the garage sale on hold for now until the weather cools down; tentatively planned for October.

UNFINISHED BUSINESS

Signs Issues – No update this week. Rob to follow-up with the City.

Management Company – Shane talked to Gary at GW to see if we were to cancel the contract with GW, would there still be a 90-day notice required; Gary confirmed that there was. Rob said that his old neighborhood, Morningview, uses CMA; he will check to see if they like them.

Imagescapes Lawsuit – No update this week.

Collection Policy – No update.

Bowen Punch-List – Bowen is reporting that the tree uprights have been fixed. All of the transformers have been replaced with waterproof transformers; this should correct the problem long-term.

August 14 Town Hall Meeting

We spent the rest of the time discussing topics for the Town Hall meeting next week. The topics so far:

PRESIDENT

- Attorney on retainer
- Delinquencies
- Collection policy

TREASURER

- No collections had been made on any past due accounts prior to the new Board taking over.
- Arrears in collections
- New budget for 2008
- We have hired a new landscaper
- We are looking at new management companies
- We will be performing a reserve study to find out how to address the town home addendum. This may include a special assessment, or back assessments.

ATTORNEY

- Bring-up the new covenant addendum for town homes
- Annual meeting 17th there will be an election

MEMBER AT LARGE – ELEANOR

- ARC, Landscaping and Maintenance
- Communications Committee
- Social Committee
- Sign-up sheets for committee positions

SECRETARY

- Announce the website
- Minutes are on the website

XII. NEW BUSINESS

N/A

XIII. ANNOUNCEMENT OF NEXT MEETING

The next meeting will be the Town Hall meeting held on August 13, 2007 at 7:30pm.

XIV. ADJOURNMENT OF OPEN SESSION

➤ *Motion to adjourn was made at 8:47pm. (Rob /Betsy, unanimous)*

XV. EXECUTIVE SESSION

N/A

XVI. ADJOURNMENT OF EXECUTIVE SESSION

N/A

Respectfully Submitted,

Rob Rohloff,
Recording Secretary
Shadowbrook at Town Center Community Association, Inc.