

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD MINUTES
SEPTEMBER 10, 2007**

- APPROVED SEPTEMBER 18, 2007-

I. PURPOSE

Pursuant to Article II, Section 2.3 of the By-Laws of Shadowbrook at Town Center Community Association, Inc., an Annual Meeting of the Membership of the Association was held on September 10, 2007 at the Suwanee Branch of the Gwinnett County Public Library.

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

?? homeowners were in attendance.

V. OTHERS PRESENT

Jessica Mooney, Property Manager and ?? Director, GW & Associates

VI. CALL TO ORDER

With a quorum established, Mrs. Mooney called the meeting to order at 8:10pm.

VII. TOPICS

Financial Report

Jessica went over the Balance Sheet. She pointed out that our Cash position is \$19,502, which is much less than it should be. The reason is that there are \$18,104 in delinquent funds. As a result, we are adopting more stringent collection standards. 49/201 homeowners that are currently delinquent. We have a serious cash problem right now. \$16,275 is the expense for August 2007.

2008 Budget Preparations

We are currently developing the 2008 budget numbers.

Nominations for Open Positions

Two nominees came in to GW & Associates prior to the meeting. One nominee, Elizabeth Calkins, was not present and her nomination was not signed, so it was ruled invalid. The other was Eleanor Love, who is currently a Board member. One nomination came from the floor when requested, for Warner Coffman.

Election

A vote was put forward to all present in the meeting, and ballots distributed. With 2 open positions and 2 nominees, there was no contention for positions. Warner and Eleanor were elected to the Board.

VIII. HOMEOWNER FORUM

Pitbull

Someone brought up the topic of a pitbull without a leash in the neighborhood. We discussed the fact that the best way to stop this behavior is to call animal control. It is against Gwinnett County ordinances to have a dog in public without a leash.

Mailboxes

Someone brought up that their mailbox had been twisted around. This happened to another homeowner as well. Possibly vandalism.

Parking

We discussed the parking problems in the community, especially problems during events. Regarding the red Mustang that is parked on Portland Trail at Suwanee Ave, Betsy commented that she brought this up to the Suwanee police and they said it is not illegally parked (they measured the distance from the stop sign). The only recourse we have is to pursue this as against the community covenant that says residents are to park in their driveway or garage only.

We also talked about putting up towing signs—this needs to be done to be able to legally tow someone. Some in the meeting felt the appearance of these signs would be junky.

It would be possible to place an off-duty officer at the front of the community during events, but there is a 4-hour minimum at \$35/hour for off-duty police offer.

Homeowner Trash Issues

Someone mentioned a townhome trash and sanitation issue. Jessica will be looking into this specific issue and will be gathering information on Gwinnett Clean and Beautiful to provide for the BOD and the homeowners to help with the situation that is occurring

Landscape/ Tree Removal

Jessica is finding out when the trees that were removed (dead trees) are going to be replaced.

IX. ADJOURNMENT OF OPEN SESSION

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

Respectfully Submitted,

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