

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD MINUTES
NOVEMBER 4, 2007**

- APPROVED NOVEMBER 21, 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 November 4, 2007 at the residence of Treasurer Eleanor Love.

II. DIRECTORS PRESENT

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

III. DIRECTORS ABSENT

Mr. Turner left the meeting early.

IV. MEMBERS PRESENT

N/A

V. OTHERS PRESENT

N/A

VI. CALL TO ORDER

With a quorum established, Mrs. Love called the meeting to order at 4:10pm.

VII. HOMEOWNER FORUM

N/A

VIII. SECRETARY'S REPORT (MINUTES APPROVAL)

N/A

IX. PRESIDENT'S REPORT

N/A

X. TREASURER'S REPORT

N/A

XI. COMMITTEE REPORTS

a. ACC, Landscaping, and Maintenance Committee

N/A

b. Communications Committee

N/A

c. Social Committee

N/A

UNFINISHED BUSINESS

2008 Budget

The Board has to present the approved budget to the community 45 days before it goes into effect (11/15/2007). Since there is so much to discuss on this topic alone, we agreed to schedule a series of meetings to go over the budget line-by-line: today (11/4), 11/11, 11/12, 11/13, 11/14. If it is determined that we do not need all the meetings, that is fine, but we wanted to make sure we had plenty scheduled (as we are bound by the docs to give 4-days notice of meetings to all Directors).

Only topic of discussion during this meeting was the budget.

NEW BUSINESS

N/A

XII. ANNOUNCEMENT OF NEXT MEETING

Next meeting will be Sunday, November 11 at Betsy's House

XIII. ADJOURNMENT OF OPEN SESSION

➤ *Motion to adjourn was made at 7:40pm. (Rob / Betsy, unanimous)*

XIV. EXECUTIVE SESSION

N/A

XV. ADJOURNMENT OF EXECUTIVE SESSION

N/A

Respectfully Submitted,

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