

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.  
MEETING OF THE BOARD MINUTES  
NOVEMBER 14, 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 14, 2007 at the residence of President Betsy Buechner.

**II. DIRECTORS PRESENT**

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

**III. DIRECTORS ABSENT**

Shane Turner, Vice President

**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 6:12pm.

**VII. HOMEOWNER FORUM**

Homeowner Mrs. Heatherly was present at the beginning of the meeting, and said she wanted to point out a few things to us. We gave her the floor.

The two issues she discussed:

- a. **Legitimacy of Supplemental Covenants** – She referred us to Section 12.3 of the Covenants, which says: “Declarant may impose additional covenants, restrictions, and easements on any property in the Community by filing a Supplemental Declaration in the Public Records setting forth such additional covenants, restrictions, and easements. Any such Supplemental Declaration shall require the written consent of the owner(s) of the property upon which the additional provisions are being imposed, if other than Declarant.”

Because the Supplemental Declaration was filed in July of 2005, and she purchased her single-family property in June of 2005, she believes she should have given written consent to Bowen for the Declaration to apply to her. We explained that because the declaration applies only to the Townhomes, she would not be subject to the declaration anyway.

- b. **Meetings not being publicized** – She referred us to Section 3.10 of the By-Laws, which says, “Notices of special meetings of the Board shall also be posted in a prominent place within the Community.” She pointed out that because we were not doing this, then our meetings were illegal.

But we pointed out that this stipulation refers to special meetings, not regular meetings of the board. (All of the definitions of different types of meetings are in the docs.) The By-Laws call only for us to hold one open meeting per Quarter, and only then are we stipulated how to publicize the meeting. Based on the time we have been in office, we have complied with this one-meeting-per-Quarter requirement.

Even so, we pointed out that it has always been our plan to make every meeting open, though we are not required to by the docs. Starting in January 2008, all meetings will be open and publicized.

**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

Went over final numbers for the budget. We still do not have the reserve numbers from Ray Engineering. Rob will be contacting Wayne tomorrow to stress the importance of getting the numbers so we can deliver budget by Friday morning.

➤ *Motion to accept budget as currently written was made at 7:50pm, with the stipulation that the reserve numbers must be plugged-in. (Rob / Betsy, unanimous)*

**NEW BUSINESS**

N/A

**XII. ANNOUNCEMENT OF NEXT MEETING**

Next meeting will be Sunday, November 25 at P.J.'s Coffee.

**XIII. ADJOURNMENT OF OPEN SESSION**

➤ *Motion to adjourn was made at 8:25pm. (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.