

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD MINUTES
SUNDAY, DECEMBER 30, 2007
APPROVED ON JANUARY 6, 2008

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 (BOD) was held on December 30, 2007, at P.J.'s Coffee at Suwanee Town Center.

DIRECTORS PRESENT

Robert Rohloff, President; Kathy Hedrick, Secretary; Eleanor Love, Treasurer; Warner Coffman, Member-at-Large

DIRECTORS ABSENT

N/A

MEMBERS PRESENT

N/A

OTHERS PRESENT

N/A

CALL TO ORDER

With a quorum established, Mr. Rohloff called the meeting to order at 4:20 p.m.

HOMEOWNER FORUM

N/A

SECRETARY'S REPORT

Additions and corrections to minutes from December 9, 16 and 19 were discussed. Members were asked to review all for final approval at next meeting.

PRESIDENT'S REPORT

1. Resignation of board member Shane Turner has been posted on the website. Discussion on new member to fill position until November; decision to postpone selection until later date.
2. Upcoming dates for board meetings scheduled at Suwanee Public Library are 1/14/08 and 2/11/08; future dates to be scheduled are 3/10/08 and after. Warner will assume responsibility of contacting the branch manager to confirm space.

TREASURER'S REPORT

1. Review of November expenditures
2. Review of HOA delinquencies; collection policy has been posted on the website and was in the August 2007 newsletter. Board will look at how to continue pursuing collection options at January 14 board meeting. Rob will contact John Lueder to explore other possibilities.

COMMITTEE REPORTS

1. ARC/Landscape Committee will meet January 7, 2008; Kathy will have first draft of Community Advisory Committee.
2. Social Committee - information on decorating contest is posted on the website.
3. Communications Committee - newsletter will be drafted by 1/10/08 and mailed by 1/15/08; board members will submit information to Warner.

UNFINISHED BUSINESS

1. Budget overview
2. Discussion on how to safeguard capital reserve fund and how to amend covenants to insure monies are spent appropriately.
3. Pinestraw on hold until spring; discussion on getting quotes from other sources than our contracted landscaping company.
4. Contract with Sanitary Solutions Inc. approved by unanimous vote; contract is \$6,038 less than previous year and is guaranteed for 2 years; board expressed appreciation to Eleanor for successfully negotiating this contract.
5. Credit card - decision not to pursue a community credit card
6. Lights at entrance - Bill Powers (Mathias Construction) has been contacted. All involved parties are working toward a solution so lights will be working again.

NEW BUSINESS

1. Initiation fee for new homeowners; discussion on how to collect this as new residents move in; \$250 was sent to GW Associates for deposit when a property changed hands in November.
2. Traffic - board will meet with Suwanee Police to discuss traffic safety in the community; areas of concern are Boston Commons, the roundabout by Chicago; how do we get signs posting speed limits and no thru trucks directives? Motorists do not follow posted stop and yield signs when they use Shadowbrook as a cut through from Lawrenceville-Suwanee Rd. to Buford Hwy.

TABLED BUSINESS

1. Uplights - system failure may be traced to improper installation
2. Irrigation system - installation schematic is needed to resolve problems.
3. POA (Property Owners Act) - introduced by first Board of Directors; should we research this further in hopes of amending covenants?

ADJOURNMENT

Motion to adjourn at 7:10 p.m. (Eleanor, Kathy, unanimous)