

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD MINUTES
MONDAY, JANUARY 14, 2008
APPROVED ON FEBRUARY 11, 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 January 14, 2008, at Suwanee Public Library.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Robert Rohloff, President

MEMBERS PRESENT

Nelda Heatherly, Bob Heatherly, Helene Hitchcock, Scott Windish, Stan Love

OTHERS PRESENT

N/A

CALL TO ORDER

The meeting was called to order by Kathy Hedrick at 7:00 p.m. (Warner, Eleanor)

HOMEOWNER FORUM

There were no items brought to the board by attending homeowners.

SECRETARY'S REPORT

Minutes from the January 6, 2008 meeting were approved.

TREASURER'S REPORT - ELEANOR

Eleanor presented the report on the amended budget which has been mailed to homeowners and will take effect with the March 1, 2008 HOA payment. Coupon books will be ordered and mailed by GW Associates and should reach homeowners sometime in February. December 31 statement shows the Association with a balance of about \$12,000. Directors have planned a meeting with GW Associates to review accounts payable/receivable.

COMMITTEE REPORTS - WARNER

1. Architectural Review and Landscaping Committee (ARLC) - met in January and is researching exterior paint colors used in the community. Paint identified as Duron but colors will have to be

obtained from Bowen or the painting contractor. There's a possibility that some variation exists in different parts of the neighborhood. The committee also hopes to have landscaping guidelines in place by early spring. The property modification form will be added to the website.

2. Communications Committee - work is progressing on the January newsletter but the January 15 deadline will not be met.
3. Social Committee - will meet in January to begin planning for 2008 activities.

UNFINISHED BUSINESS

1. Street signs - Jessica (GW) continues to work on this.
2. Status of garbage collection - contract has been finalized but paperwork from SSI has not been sent.
3. Community Advisory Committee - first draft was introduced by Kathy showing purpose, objective, membership and meeting guidelines. Directors were asked to review this and bring comments and recommendations to the next meeting.
4. Entrance lights - Eleanor continues to meet with contractor and city officials to find cause of the problem.
5. Changes to covenants - more research will have to be done to understand legalities of this proposal. Everyone agreed that we need to move forward to insure safeguarding the reserve fund. Scott Windish requested we consider adding a cap to the amount association dues can be increased in one year. Can both amendments be added simultaneously? Request was also made to clarify if fidelity insurance coverage is in place through GW Associates.
6. PACT concerns - Warner has contacted our PACT officer about several issues but has had no response. Will contact the police chief to try to find out why there is a breakdown in communication.
7. Broken water meter lids - will be replaced with 7" irrigation covers from Home Depot at \$2.00 each. Kathy will try to identify those that need to be replaced.

NEW BUSINESS

Board will begin looking at POA proposal which was initially introduced by the first Board of Directors. This would limit the number of investors we have in the community and has been successfully implemented in other communities.

TABLED ITEMS

After discussion, the Board has prioritized tabled items. The main focus will begin with the following (in no specific order):

1. Collection policy - pursue all options of collecting delinquent HOA fees
2. Parking - meet with city officials to determine how to deter parking on Shadowbrook alleyways and green spaces before 2008 events begin.
3. Traffic safety-problem on Savannah Square alleyway, Charleston Market/Suwanee Ave. intersection and roundabout at Chicago. Warner will address this with either the PACT officer or police chief.

4. Replace Vice-President Director position
5. Enforcing existing covenants that address appearance of neighborhood to include but not limited to decks, mailboxes, iron railings, rent/for sale signs, communication between landlords and tenants, HOA initiation fees.

Other tabled items -

1. Pinestraw - will be addressed as funds allow
2. Uplights/schematics for irrigation and community lights
3. Retention areas including willow trees and other trees in common areas that need to be removed
4. Future Board elections - possibility of nominations prior to election night

ADJOURNMENT

With no further business, the meeting was adjourned at 8:35 p.m. (Eleanor, Warner, unanimous).