

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

TOWN HALL MEETING

MONDAY, MARCH 10, 2008

APPROVED ON APRIL 21, 2008

- I. Meeting called to order at 7 p.m. by President, Rob Rohloff; motion to begin and second. Announcement that the meeting room had been double booked and the room would have to be vacated by 7:30 p.m.
- II. Purpose of the meeting – to update residents on news of the community and financial status of the community.
- III. **PRESIDENT'S REPORT – ROB ROHLOFF**
 - A. Role of Board of Directors is to set policy, including collection policy, architectural guidelines, and communications.
 - B. Board has contracted with KDA to publish the community newsletter beginning with the August 2008 issue. Cost of newsletter will be paid through the sale of advertisements.
 - C. Ongoing, the Board of Directors will focus on finances, safety, appearance and covenants of the community.
 - D. Existing issues include ordering missing street signs, replacing missing irrigation/water meter lids, scheduling seasonal flowers and pinestraw for spring and finding a solution for problems with uprights.
 - E. Parking and traffic problems are being addressed by City of Suwanee and No Parking/towing signs are being considered.
 - F. Other issues being studied are a Property Owner's Act (POA), leasing amendments, protection of the reserve funds and community insurance.
- IV. **TREASURER'S REPORT – ELEANOR LOVE**
 - A. The community now has 3 separate accounts; one account is for operating expenses, one for townhome reserve and one for common reserve monies.
 - B. Current accounts are as follows
 - Operating - \$11, 583
 - Townhome - \$15,000
 - Common - \$3,000
- V. **ARC REPORT – RYAN THAXTON**
 - A. Role of the committee is to set guidelines but not enforce them.
 - B. Committee reviews property modification requests and makes recommendations to Board of Directors.
 - C. Immediate concerns include spring plantings, exterior colors of homes and deck maintenance.
- VI. The meeting was adjourned at 7:30 p.m.