

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

MEETING OF THE BOARD MINUTES

MONDAY, AUGUST 18, 2008

APPROVED ON NOVEMBER 22, 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 August 18, 2008 at the Suwanee Public Library.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

None

MEMBERS PRESENT

None

CALL TO ORDER

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

HOMEOWNER/GUEST FORUM

None

SECRETARY'S REPORT – KATHY HEDRICK

The minutes for July 21, 2008 were approved.

PRESIDENT'S REPORT – ROB ROHLOFF

Upcoming meetings are as follows:

9/15 Town Hall meeting to include guests Dan Foster (Suwanee City Council), Officer Schumacher (PACT) and nominations for new board members.

9/29 Annual meeting and elections

10/20 October board meeting

TREASURER'S REPORT – ELEANOR LOVE

The July 31, 2008 financial report lists income for the month at \$19,686.58 from assessments, late fees and legal court charges. There is \$21,828,29 in the cash operation account and regular

deposits were added to the common and townhome reserve accounts. Total funds outstanding are \$28,619.32 of which \$18,406 are budgeted association fees. No sales or foreclosures were reported.

COMMITTEE REPORTS – WARNER COFFMAN

1. ARC – the committee is waiting on final determinations from Lueder Law Firm.
2. Communications Committee – the next newsletter will be the fall issue in October.
3. Social Committee – Kristen Thaxton has assumed the leadership role for this committee. The ice cream social was rained out on 8/12 and will be held on 8/19; Halloween Spooktacular will take place on 10/31. A discussion followed on the need for a group email to distribute information to residents.

UNFINISHED BUSINESS

1. Fines – BOD approved a \$25 fine for repeat covenant violations; letters will be sent by Jessica as needed.
2. Dangerous dogs – the county ordinance will be posted on the website.
3. Maintenance – a resident has reported loose bricks on a townhome porch.
4. Outstanding bids
 - a. column caps – damaged caps are not covered by insurance under vandalism; we are looking for additional vendors to handle repairs or replacements.
 - b. tree replacement – will take place in fall but Board needs clarification from the city regarding individual resident/city property dividing line.
5. Fence replacement on Lawrenceville-Suwanee Rd. – staining will be complete by 8/22/2008
6. Detention pond cleanup – still being negotiated.
7. Iron railings – priming/painting on townhome railings is still in progress.
8. Status of ARC guidelines – guidelines have gone back to Lueder.
9. Maintenance letter – will be mailed to residents by the end of September and will include mandatory deck staining to be completed by 10/31/2008.
10. Exterior paint colors for single family homes – schematic was delivered from Bowen on 8/15; colors will be available through GW & Associates.
11. Changes to covenants – next big initiative for Board consideration will be the POA and leasing amendments.
12. Broken curbs – some are showing wear especially from parking during events which sometimes includes jumping the curb - HOA or city responsibility?
13. Trash pickup 2009 – our contract with Sanitation Solutions is in effect through the next year and will remain until the HOA is notified of the changeover to county service. The changeover is scheduled to begin 1/1/2009 but will take a minimum of 6 months to implement countywide.

NEW BUSINESS

Landscaping – fall planting has been proposed by Naturescapes; cost is \$1240.

EXECUTIVE SESSION

The meeting was adjourned at 8:55 p.m. (Warner, Kathy).