

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

TOWN HALL MEETING

TUESDAY, JUNE 23, 2009

APPROVED ON JULY 21, 2009

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 April 22, 2009 at the Suwanee Branch of the Gwinnett Public Library, Suwanee, GA. As is generally done once each Quarter, this meeting was structured as a "town hall" style meeting where the Board presents the state of the Association to the community.

DIRECTORS PRESENT

Robert Rohloff, President; Paul Young, Vice-President; Scott Windish, Secretary; Warner Coffman, Member-at-Large

DIRECTORS ABSENT

Eleanor Love, Treasurer

OTHERS PRESENT

Jessica Mooney, GW & Associates and 6 Community Members

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

BOARD UPDATE – ROB ROHLOFF

- POA/Lease Amendment- update on the current vote status. A total of 65 votes are in. It has not been determined how many are valid at this time. The breakdown of the 65 votes collected is as follows: 63% or 41 votes accepting both amendments, 20% or 13 votes accepting just the POA and 17% or 11 votes rejecting both amendments. Votes are still coming in.

TREASURER'S UPDATE

Snapshot as of May 31, 2009

- Income for the month at \$23,985 from assessments and expenses of \$21,225 for the month. There is \$23,400 in the cash operation account and regular deposits were added to the common (balance of \$18,811) and townhome reserve (balance of \$62,376) accounts. Total funds outstanding are \$49,083.00. There are a total of 50 delinquent home owners, 14 of which have balance over \$1,000.
- Jessica Mooney added we have collected on two accounts totaling approximately \$8K. However, as we collect on some delinquent accounts, other accounts fall further into delinquency.
- There were no re-sales reported in May. There were also no foreclosures as of May 31st.

COMMITTEE UPDATE

- No committee updates.

MANAGEMENT UPDATE

- Discoloration and stained white trim on single family homes- Letters have gone out
- Vendor list is being prepared and will be mailed out.
- Newsletter- KDA went out of business. The Board is looking for a new vendor or resort to self preparation. More need for a Communications Committee.

OPEN PROJECT UPDATE

- Uplights- New maintenance contract signed with Lighthouse Landscape Lighting. They will replace bulbs for all fixtures as necessary, provide quarterly inspections and test the system and bi-annual lens cleaning for all light covers.
- Deck Maintenance- Most owners have complied with the request to have deck stained (Thank you!)
- Arbor Maintenance- Pressure washing of the arbors and surrounding brick has begun. The arbors will be sanded, caulked and stained. The same paint company will repaint the base of all sign posts. The Association has also chosen to replace all the column caps (28) throughout the community. The new caps will be composed of concrete. The color is being matched. These take 10-14 days to make and should be installed during the month of July.
- Discussed address number for rear of single family homes- good for safety personnel
- Townhome repair- some townhomes have broken bricks and fascia board concerns. Bids have been received to replace bricks and fix sunken pavers on Charleston Market. This project should be underway in July.
- Entrance Maintenance- Work has begun on pressure washing the front entrance and repainting the obelisk
- Gutter Issues- All gutters were inspected and repaired in April
- Discussed additional Common Area spruce ups with Landscaper, Naturescapes. The Association was quoted \$13K-\$15K to landscape areas around detention ponds showing signs of run off and areas behind Portland Trail and Memphis. At this time the Association will not complete this project. Additional options and vendors are being discussed.

COMING SOON

- Bids will begin for the exterior painting of the town homes.

Q&A

AJOURN