

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

MEETING OF THE BOARD MINUTES

TUESDAY, JULY 21, 2009

* An official Board Meeting was not held by this Board prior to the 2009 Annual Meeting, therefore; the current Board approved these minutes via email on July 15, 2010

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 July 21, 2009 at the Suwanee Public Library.

DIRECTORS PRESENT

Robert Rohloff, President; Paul Young, Vice-President; Scott Windish, Secretary;

DIRECTORS ABSENT

Eleanor Love, Treasurer; Warner Coffman, Member-at-Large

MEMBERS PRESENT

None

CALL TO ORDER

The meeting was called to order at 5:35 p.m.

HOMEOWNER/GUEST FORUM

None

SECRETARY'S REPORT – SCOTT WINDISH

1. The minutes for May 19, 2009 Board meeting were approved (Scott, Paul), unanimous.
2. The minutes for June 23, 2009 Town Hall meeting were approved (Scott, Paul), unanimous.

PRESIDENT'S REPORT – ROB ROHLOFF

1. Review upcoming dates
 - 8/04- August Working Session, 6PM-8PM, PJ's Coffee
 - 8/19- Q3 Board Meeting 2
 - 9/08- September Working Session, 6PM-8PM, PJ's Coffee
 - 09/22- Annual Meeting!

TREASURER'S REPORT –

Reviewed June 2009 financials

- The June 30, 2009 financial report lists income for the month at \$34,955.86 from assessments. There is \$39,021.50 in the cash operation account and regular deposits were added to the common and townhome reserve accounts. Total funds outstanding are \$47,790.65. There was 1 re-sale reported. There were no foreclosures reported.

COMMITTEE REPORTS – WARNER COFFMAN

1. Architecture Review Committee – No report
2. Communications Committee – No report
3. Social Committee –No report
4. Community Advisory Committee- No report

UNFINISHED BUSINESS

1. **POA/Leasing Amendment** – No change in additional votes to formally pass or reject amendments
2. **Open Project List** – Discussed
3. **Column Caps**- In the process of being manufactured
4. **Peeling paint on townhomes and arbors** – Arbors are complete, starting townhome bid
5. **Loose Bricks**- Peterson Enterprises is in process
6. **Uplights**- Need to check with GW to confirm vendor, Lighthouse Atlanta, was paid and to determine when work will begin

NEW BUSINESS

EXECUTIVE SESSION

AJOURN

The meeting was adjourned at 6:30 P.M. (Rob, Scott), unanimous