

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.**

**TOWN HALL MEETING**

**THURSDAY, JUNE 24, 2010**

**APPROVED ON FEBRUARY 24, 2011**

**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 June 24, 2010 at the Suwanee City Hall, 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**

Scott Windish, President; Ryan Thaxton, Vice-President

**DIRECTORS ABSENT**

Chuck Edwards, Treasurer

**OTHERS PRESENT**

PACT- Officer Stevens  
GW & Associates – Shane Huysamen, RC Shanks  
Several Community Members

**CALL TO ORDER**

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

**BOARD UPDATE – SCOTT WINDISH**

- Introduced P.A.C.T Officer Stevens to update the community.
- Introduced new GW Manager, Shaune Huysamen
- 3 positions will be open in September. If you are interested start getting your Bios ready.

**FINANCIAL REPORT**

Financial Recap-Cash Position

May 2010 -	Operating account =	\$38,470
	Reserve Accounts = Common-	\$22,674
	Townhome-	<u>\$53,544</u>
	Total Funds =	<b>\$114,688</b>

Accounts Receivable

May 2010 – \$41,235 (current) \$62,425 (past & previous owners), lost income \$21,189 due to BK and Foreclosures.  
35 Accounts outstanding; 10 greater than \$1000

## **COMMITTEE UPDATE**

- ARC COMMITTEE- Positions still available. Committee has filled three positions
- No other committee updates

## **OPEN PROJECT UPDATE**

- New HOA Attorney Firm- The Board engaged Lazega & Johanson in mid-March to take over all new collection accounts and provide legal opinions on HOA related items. All old collection accounts will remain with Lueder.
- POA/Leasing Amendments- New GW Manager, Shane Huysamen, will get a list of Homeowners that have not responded to previous requests. He will enlist the service of volunteers to go door-to-door.
- Painting- The Board decided to only do the first 9 buildings. These are currently in final punch list status. Fliers have been placed on front doors and mailboxes to coordinate painting of doors on these 9 buildings. The remaining 8 buildings will commence in March/April of 2011. Mailboxes have been painted and numbers will be replaced. Pressure washing of the Townhome sidewalks, driveways, walkways, stairs & porches, as well as the Single Family sidewalks, has commenced.
- Deck Maintenance- The engineer study concluded that the support deck beam is not a code issue, but is actually a construction defect. A demand letter has been sent to the developer regarding this issue. We are waiting for their response.
- Greenspace Drainage- An engineer study has already been conducted, suggesting the grading was improper. A demand letter has been sent to the developer regarding this issue. We are waiting for their response.
- Landscaping- Summer flowers are being installed. We are getting quotes to plant additional trees along the back side of Portland Trail to provide a natural buffer from Lawrenceville-Suwanee Rd traffic.
- Community email database Opt-in: There are currently 25 members in the database. Hopefully this will become a good source of information. Please send the Board an email Opt-in if you have not already done so.

## **Q&A**

## **AJOURN**