

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

TOWN HALL MEETING

WEDNESDAY, APRIL 22, 2009

APPROVED ON MAY 19, 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; Eleanor Love, Treasurer; Scott Windish, Secretary; Warner Coffman, Member-at-Large

DIRECTORS ABSENT

Paul Young, Vice-President

OTHERS PRESENT

Jessica Mooney, GW & Associates, and Officer Schumacher, Suwanee Police and PACT officer

CALL TO ORDER

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

P.A.C.T OFFICER

Officer Schumacher handed out 2009 Calendar of Events and several safety brochures. Open discussion.

BOARD UPDATE – ROB ROHLOFF

- POA/Lease Amendment- Based on the outcome of the recent community poll, the lease amendment will include verbiage grandfathering in the entire community. We received a total of 87 votes, 44 votes for grandfathering the entire community, 25 votes for grandfathering just current investors and 18 votes against the leasing amendment all together. The new amendment and voting ballots will be mailed out and due back by May 15th.

TREASURER'S UPDATE

Snapshot as of March 31, 2009

- Income for the month at \$24,417 from assessments and expenses of \$22,621 for the month. There is \$26,889 in the cash operation account and regular deposits were added to the common (balance of \$15,930) and townhome reserve (balance of \$53,903) accounts. Total funds outstanding are \$47,132.00. There are a total of 50 delinquent home owners, 13 of which have balance over \$1,000.
- There were 3 re-sales reported in March. There were also 5 foreclosures as of March 31st.

COMMITTEE UPDATE

- No committee updates.
- There was discussion about the need for volunteers to help with the Communication Committee. We need individuals to help with newsletters, website, etc.

OPEN PROJECT UPDATE

- Investor Inventory- letters went out requesting copies of lease agreements. Reminders will be sent out with the last day to comply being May 8, 2009
- Gutter Issues- All Town Home gutters will be inspected and repaired, if necessary, by April 30, 2009
- Detention Pond clean-up- This is nearing completion
- Uplights- Initial repair was completed. Ongoing maintenance required going forward
- Arbor Maintenance- future projects to include painting arbors and replacing column caps
- Discussed address number for rear of single family homes- good for safety personnel
- Townhome repair- some townhomes have broken bricks and fascia board concerns. These are being addressed
- Basement water issues- some home owners are experiencing foundation issues. It was discussed that some owners are willing to discuss their experiences.

Q&A

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