BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
December 14, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, December 14, 2009 called to order at 7:00 pm by David Leneberg, President, at the Riverview Library, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Dave Develder, Richard Gibson, Dave Leneberg, Rose Lynn Greene and Janet Magnuson.
Members Not Present: Patricia Henry, Mike Kappaz, Caryn Magherusan and Heather Stiller

III. *PREVIOUS MINUTES*

On **MOTION** made, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the November 16, 2009 regular Board Meeting and approved the minutes as presented.**

IV. *REPORTS OF COMMITTEES*

01. Common Grounds: Richard Gibson updated the Board on the maintenance of common grounds. Mr. Gibson expressed thanks to the volunteers who assisted in the set up of holiday decorations. The wreath on the east entrance was stolen.

02. Newsletter: Janet Magnuson updated the Board on Newsletter activities. A written report was provided. The deadline for submission for the February newsletter is January 15, 2010. Judges are needed for the Holiday lighting contest on December 19, 2009. Additional postage will need to be purchased for the February newsletter mailing. Also, a schedule of 2010 monthly Board meetings was requested.

03. Lake Restoration: Rose Lynn Greene reported she is still trying to get the committee. together.

04. Finance: Prior to the meeting, Caryn Magherusan emailed management with questions concerning the November financial report. Management will respond shortly. It was noted that a written November financial report was previously provided to Board members for review.

05. Welcome Committee: Doris Stamper has reported that no new residents were welcomed since the last Board meeting.

V. *MANAGEMENT REPORT*

01. **Collections:** Kim Colborne from the Management company updated the Board on collection matters.

02. **Open Deed Restriction Violations**: Management provided a listing of open deed restriction violations. The Board informed management of additional violations observed

03 On -Going Legal Actions: Management presented to the Board for signature, legal documents and corporate resolutions to obtain access to the E-Trade funds.

VI. *ARCHITECTURAL APPLICATIONS*

The Board unanimously **approved the following Architectural applications:**
01. 12308 Shadow Run Add roof extension to existing garage.
02. 11416 Donneymoor Paint exterior

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: Dave Leneberg updated the Board on on-going brokerage efforts to sell HOA owned lots and provided a written report.

02. **Website**: Dave Leneberg reported on web site activities. The Board will seek a replacement for the current contractor.

VIII. *NEW BUSINESS*

01. Santa's house will be held 1-5 PM at the Rousseau residence on Saturday, December 19.

02. The Board discussed future meeting locations and dates.

03. The Board discussed the type of awards planned for the winners of the holiday lighting contest.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:34 PM.

Approved by the Board on January 11, 2010