MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
June 15, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, June 15, 2009 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center Park Pavilion, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

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

III. *PREVIOUS MINUTES*

01. On **MOTION** by David Develder, duly seconded, and upon unanimous agreement, the Board **waived the reading of the minutes of the May 18, 2009 regular Board Meeting and approved the minutes as presented.**

02. On **MOTION** by Heather Stiller, duly seconded, and upon unanimous agreement, the Board **waived the reading of the minutes of the May 20, 2009 annual Board Organizational 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. Light bulbs were replaced at the west entrance and others will be replaced at the east entrance. Irrigation has been shut off. A quote was obtained from another lawn care contractor for the current budgeted amount. On **MOTION** by Heather Stiller, duly seconded, and upon unanimous agreement, the Board **approved the one-year contract renewal of Shades of Green at the current contract price.**

02. Newsletter: Janet Magnusson reported on Newsletter matters. The draft has been submitted for production and the final should be distributed by the end of the month. The article submission deadline for the September newsletter will be August 15, 2009.

03. Finance: Caryn Magherusan reported on Finance Committee matters. The year end financial report from management has been forwarded to the Accountant for a Compilation report. The Treasurer will provide the Accountant a list of questions submitted by her and others pertaining to the manager's final draft.

04. Legal: Dave Leneberg distributed a written report identifying the attorney assigned to each of the two current legal matters.

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V. *MANAGEMENT REPORT*

01. **Collections.** Ron Trowbridge, Manager, updated the Board on collection matters. Reminder notices with late fee assessments are being forwarded past due account holders. The Attorney has been contacted by an individual claiming to represent an owner in an HOA foreclosure matter and the Attorney wishes to proceed nonetheless. The Board reaffirmed its policy to continue the foreclosure action as only an attorney can represent a homeowner in foreclosure.

02. **Open Deed Restriction Violations**: The Manager updated the Board on open violations and provided a listing of violations. The home on Hoot Owl will be sent to the attorney for a final demand letter prior to the initiation of a law suit to enforce compliance to the requirement for obtaining prior Architectural approval for lot modifications/additions.

03. On-Going Legal Actions: The Manager informed the Board that the owner who lost his home to HOA foreclosure has come forth to redeem his property and has made full payment of amounts owed the HOA. A Quit Claim Deed will be executed by the HOA to return the property to the prior owner.

VI. *ARCHITECTURAL APPLICATIONS*

On **MOTION** by Richard Gibson, duly seconded, and upon a vote of Six (6) FOR with One (1) ABSTENTION (Greene, the applicant), the Board **approved the re-paint application submitted by 11406 Donneymoor.**

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VII. *NEW BUSINESS*

01. Janet Magnuson reviewed with the Board the County Mini-Grant program and distributed a list of possible community projects from which to choose as a mini-grant submission item. Each Board Member is to advise Ms. Magnuson of their preference prior to June 18, 2009.

02. Dave Lenenberg reported that Rose Lynne Greene will be the Chairperson for the Lake Committee, that the Legal Advisory Committee will be Richard Gibson, Heather Stiller, Caryn Magherusan and himself, that the Finance Committee is Caryn Magherusan and himself, that Richard Gibson will chair the Common Grounds Committee, that Janet Magnuson will chair the Newsletter Committee and that as reported by Mrs. Leneberg, Doris Stamper has agreed to chair the Welcome Committee.

VIII. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:38 pm.

Approved by the Board on July 20, 2009.