BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
January 11, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, January 11, 2010 called to order at 7:00 pm by Richard Gibson, Vice President, at the Riverview Library, 10509 Riverview Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

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

III. *PREVIOUS MINUTES*

On **MOTION** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the December 14, 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 and reported apparent freeze damage to entrance plantings. Mr. Gibson expressed thanks to the volunteers who assisted in the take down of holiday decorations. Replacement string lights will be necessary next year. A written report was provided.

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. The Easter egg hunt is scheduled for Saturday, April 3. The Yard sale is scheduled for Friday, April 23 and Saturday, April 24. The Community cleanup date is May 1.

03. Lake Restoration: Rose Lynn Greene updated the Board on the activities of the Lake Committee and provided a written report. A three step plan is under consideration: clean up, preventive maintenance, then ecological enhancements.

04. Finance: It was noted that a written December financial report was previously provided to Board members for review. Mr. Gibson commented on the report requesting additional information regarding outstanding checks.

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 reported that the legal documents and corporate resolutions to obtain access to the E-Trade funds have been sent by the attorney to E*Trade.

VI. *ARCHITECTURAL APPLICATIONS*

There were none.

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: A written report was provided the Board regarding brokerage efforts to sell HOA owned lots.

02. **Website**: The Board still seeks a replacement contractor.

VIII. *NEW BUSINESS*

Richard Gibson made a **MOTION that on advice of counsel, and in order to resolve an accounting matter, the $ 6,686.28 legal expense incurred by the HOA responding to Helga Sanchez's petition disputing her removal as president, be unfortunately charged against the community as an uncollectible arbitration expense despite the Board's earlier corporate resolution to seek reimbursement from Mrs. Sanchez. The motion was duly seconded and passed by a vote of five (5) FOR with one (1) (Patricia Henry) ABSTENTION.**

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:18 PM.

Approved by the Board on February 15, 2010