

**SHADOW OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

MINUTES

JULY 15, 2010

CLUBHOUSE AT SHADOW OAKS

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03pm by President Nancy Fisher. Also present were Howard Silver, and Kathren Pearce.

Dianne Walton was not present.

II. HOMEOWNER COMMENTS - 3 other homeowners were present to share their comments.

III. SECRETARY'S REPORT

Minutes of the May 20, 2010 meeting – MTA by Howard Silver the minutes of the 5/20/10 meeting, second by Kathren Pearce. Approved.

IV. TREASURER'S REPORT

The June 2010 financial report was presented by the Howard Silver, Treasurer.

The financial report was accepted as reported.

V. MANAGEMENT REPORT

A. Phone log – reviewed by Board.

B. Work order log – reviewed by Board.

VI. BOARD BUSINESS

A. Liens – no liens required at this time.

B. Reserve Study proposals – MTA Nancy Fisher to accept J.B. Brooks proposal in the amount of \$980 for A full study, second by Howard Silver. Approved.

C. Correspondence – reviewed by board.

D. Decks – board discussed deck inspections and how to handle. It was agreed that the manager would have A.M.S., the contractor who is currently repairing two decks, complete a random inspection of about 1/3 of the decks to determine if there seems to be a problem. Manager suggested that the contractor would charge for these inspections. A price of \$500 was agreed upon.

VII. ADJOURNMENT – meeting adjourned at 7:51 pm.

The Board met in Executive Session to discuss legal matters and third party

Contracts, delinquencies as well as violations and foreclosures prior to this meeting.