

**The Glades at Sylvan Lake Reserve
Homeowners Association
Board of Directors Meeting
October 16, 2008**

Board president Dan Macaluso called the meeting to order at 7 PM. Board Members in attendance were Lori Bragg and Adrienne Zecca-Bell. Community Association Manager Roger Stafford was present. There were 10 homeowners present. The meeting was properly posted within the community 48 hours in advance and was also posted on the community website. The meeting was held at the Sports Complex at Sylvan Lake Park.

Dan opened the meeting to homeowner concerns. The Board was asked to remove a dead tree, address community landscape concerns, informed of lights that are out, exterior house painting concerns and to clean the sidewalk and curbing along the entrance off hwy 46.

The Board reviewed (2) ARB applications and decided as follows:

668 Montreal Lane / Exterior Repaint / Approved

612 Sylvan Reserve Court / Original House Plan, Exterior Color Selections / Approved

This month's Community Review by the management company had not yet been completed however current Violations and documentation from the previous Report were reviewed.

The management company had prepared two alternative budget proposals for 2009 and delivered them at the meeting to the Board for their consideration. They will be reviewed at the Board meeting in November.

Charlie Shaw had emailed the website statistics and reported that now 77% of the community are now on the association email list.

Lori informed that future editions of the community newsletter would be available only on the community web site. Physical distribution will no longer be made.

Dan provided an update on the efforts of the WPCC, which is the Coalition opposed to the proposed plan to construct an elevated highway that would impact both entrances to the community. Dan gave a history of the work that has been done to re-route the roadway further north without a negative impact to any existing communities. More detailed information is available on the WPCC website. A link to the WPCC is provided on the community website.

The subject of establishing a community color palette was discussed. It was noted that this action would not in any way modify the ARB application requirements associated with re-painting our homes. It was decided to adopt a modified version of the Behr exterior color selection chart as the official palette of the community. The community version would exclude the 4th panel in this pre-printed chart and a few other selections. The Behr chart is available through Home Depot. The modified chart will be available through Attwood-Phillips. The chart is consistent with the color schemes that have been approved since these homes were built. It provides a variety of muted earth-tone base colors and recommends coordinated base, trim and accent combinations. Other colors within the range of those depicted will be considered. Any previously approved colors currently on homes within the community are also acceptable. It is not a requirement to use Behr paint. Any brand of paint is acceptable provided that the colors be within close proximity of those illustrated on the Behr chart. A suggestion was made that the Board might work with Sherwin Williams who may also be helpful in preparing an easily presentable color palette chart using the same muted earth-tones for our homeowners. Dan moved to adopt the modified Behr chart, Adrienne seconded and the motion passed by unanimous decision.

With all business concluded the meeting was adjourned at 9 PM.