

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 19, 2005
MINUTES

DRAFT UNTIL APPROVED AT NEXT MEETING

BOARD MEMBERS PRESENT:

Vern Harris, Dave Weaver, Lisa Fairey and John Marinos.

ASLO PRESENT:

Mari Thaxton, Elwayne Hafen and Evelyn Ortloff.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:35 p.m. A quorum was established.

APPROVAL OF MEETING MINTUES:

It was moved by John Marinos and seconded by Lisa Fairey to approve the November 17, 2004 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

A homeowner commented about the number of cats roaming the neighborhood and reminded everyone that this is against city code and Shenandoah's regulations. It is unsafe for the cats to roam the neighborhood and can be a nuisance to other neighbors and their pets and property.

A homeowner in attendance reported on an inoperable vehicle in the driveway of a Shenandoah resident. The resident will notify the City of Aurora if the vehicle is not moved in a few days.

A homeowner in attendance asked if snow melt or sand could be done at the stop signs and entrance and exit even if plowing is not done. The Board thought that was a good idea and asked Nikki to speak to JBK about it.

COMMITTEE REPORTS:

Financials-Dave reported that he will look at the year end financial in more detail and report back to the Board at the next meeting. Overall the Association is in good financial condition.

Security-Dave reported the committee held a meeting and the following items were discussed:

1. Homeowners are calling the guards and asking them to call the police on certain issues. This is not the guard's function. The guards are for entry access only. Homeowners should not call the guards with requests of that nature.
2. Graffiti was found on the pump house and has been removed.
3. There has been a high volume of vandalism to the lock mechanism at the East gate to Laredo Street.

4. A bike was stolen from an open garage. Residents are encouraged to always keep their garage doors closed.
5. The gentleman from the security company doing patrol through the park area smelled a gas leak near the clubhouse, he called the utility department to notify them and they came out and fixed the problem.
6. The committee is still looking into an outgoing mailbox for the community.
7. The committee is working on a speed sign for the community again that will flash the speed of drivers as they pass since there is a high amount of speeding occurring throughout the community.

Grounds-Elwayne reported that he removed the graffiti from the pump house and took pictures for documentation. The committee is still working on a lake contract. Elwayne reported that two large pole lights in the community were out but they are serviced by Xcel Energy and if someone sees the lights out they need to call Xcel with the numbers off of the pole.

ACC-Lisa reviewed the minutes of the ACC meeting. The Board discussed an ongoing issue with one of the homes in the community and how to proceed with the homeowner.

Recreation-no report this month.

OTHER BUSINESS:

Board Vacancy:

Due to the resignation of Board member Debra Meglio the Board discussed the need to appoint a homeowner to fill out the remainder of her term. After a lengthy discussion the Board unanimously agreed to appoint Elwayne Hafen to fill the remaining two years of her term. One position will also be open at the Annual meeting held in March.

Amending Governing Documents:

The Board discussed the need to update and revise the governing documents of the Association. It was decided that the Board would begin with the Regulations then they will look at the Covenants and see what changes they would like to make. The Board will look at Coventry's documents as they have already been revised to get some ideas before involving the Association's attorney to change them. This process will happen over the next several months.

Web Site Development:

The Board agreed to bid out the development of a Shenandoah web site to a third party because it is a time consuming project that the Board members cannot take on with everything else that they do for the community. Once the bids are reviewed and a company is selected, the Board will begin to give them information they would like to see on the site.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:25 p.m.