

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
APRIL 20, 2005
MINUTES

DRAFT UNTIL APPROVED AT NEXT BOARD MEETING

BOARD MEMBERS PRESENT:

Dave Weaver, Lynn Hansen, John Marinos, Elwayne Hafen and Vern Harris.

ALSO PRESENT:

Dale Cooper, Andy Affrunti and Allen Banek.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:37 p.m. A quorum was established.

APPROVAL OF FEBRUARY 17, 2005 MINUTES:

It was moved by Dave Weaver and seconded by Elwayne Hafen to approve the February 17, 2005 meeting minutes as presented. Motion carried unanimously.

The Board also reviewed the 2005 Annual Meeting minutes for any changes or corrections. These will be approved by the homeowners at the 2006 Annual meeting.

HOMEOWNER'S FORUM:

A homeowner was present to discuss a roofing material they had applied for and was denied by the ACC. The homeowner appealed to the Board for a reversal of the decision and presented a sample of the material for the Board to look at. The homeowner stated they he plans to have a roofing meeting at the clubhouse with several supply companies, an insurance agent and a real estate agent present. A lengthy discussion regarding roofing materials followed.

COMMITTEE REPORTS:

Financials-Dave Weaver reviewed the March 2005 financial statement with the Board. Dave reported that the Association invested \$87,000 into a CD at Dain Rauscher. Dave is looking at the amount of money in the checking account on the operating side and will make a suggestion to the Board on whether some of that money can be transferred into a savings/reserve account.

Security-Lynn Hansen reported that there was no committee meeting in March. The speed bumps at the front entry will need to be re-installed after the snow plows removed them while removing snow. The committee reminds homeowners that they must provide lists and call ahead to the guards to let them know of guests/contractors coming to the neighborhood. Lynn presented the Board with an idea that a homeowner came up with to put a guard pass in invitations for large parties to be held in Shenandoah. The Board liked the idea and was ok with it.

Nikki reported that the guards had approached her about getting a copy machine for the guardhouse. It was moved by Elwayne Hafen and seconded by Lynn Hansen to purchase a new all in one fax, copy, printer for a cost not to exceed \$300.00. Motion carried unanimously.

The Board discussed a piece of correspondence from Leah at the guardhouse and how to handle the situation that was discussed in the letter.

Grounds-Elwayne Hafen reviewed the ground's report. The gravel was leveled in the playground and volley ball court. Elwayne thanked Jeff Jones for volunteering his time in helping with this project. Elwayne asked Nikki to get a price on adding additional sand in the volley ball court area. Nikki will obtain a bid from JBK Landscape. A tree damaged in the last snow storm was trimmed by volunteers saving the association money.

The Board had an extensive discussion on the fence replacement/repair program that they would like to implement. The Board decided that when a section goes down, the fence consulting committee can evaluate the 150 feet around that section and repair or replace it at that time. The Board asked Nikki to have Cliff Baker of Fence Consulting Services attend another Board meeting to discuss repair options again.

The Lake Service Contract from Quality Water Bio-Systems was reviewed. The Board had explored the possibility of using the gentleman who takes care of the lake in the Windsor Garden area, but once that avenue did not work out it was moved by Dave Weaver and seconded by John Marinos to accept the contract from Quality Water Bio-Systems. Motion carried unanimously.

The Board reviewed three bids for crack filling of the streets. It was moved by Dave Weaver and seconded by Elwayne Hafen to accept the bid from Rocky Mountain Pavement Maintenance for a cost of \$4,850.00. Motion carried unanimously.

The Board reviewed a bid from JBK for re-seeding of several areas on the common grounds. It was unanimously voted to have JBK do the seeding for a cost of \$360.00.

The Board reviewed a response letter from JBK Landscape in response to a homeowner complaint about the last snow removal. The Board was satisfied with the response from JBK and no further action on the matter will be taken.

ACC-The minutes of the ACC meeting were reviewed. The Board discussed the request from a homeowner for a reversal of an ACC decision on an asphalt roof. The Board unanimously agreed to not overturn the decision of the ACC and will instead plan a community meeting where roofing material options can be discussed and the homeowners can vote if asphalt roofing should be allowed in the community. The Board would like to hold this meeting in conjunction with the meeting planned by the homeowner who asked for the overturn of the ACC's decision and would like to have the

ACC and Board members present. Dave Weaver will head up the planning of the meeting and would like to see it accomplished within the next 60 days.

The ACC needs a new member. Dave Weaver stated he would contact all homeowners who had expressed in interest in serving on that committee and ask them to fill out a questionnaire and a decision on the new member will be made from there.

Recreation-Vern Harris stated that the Pool Committee, Social Committee, Welcoming Committee and Directory Committee will all be combined under the umbrella of the Recreation Committee. This should result in more participation, less meetings and less burden on any of the individual volunteers. Vern reviewed the Recreation report.

A new hot water heater is needed for the pool house so that the showers can be taken with warm water instead of cold. Nikki stated she would get a bid and email all Board members for a decision.

OTHER BUSINESS:

Board Offices/Committee Liaisons:

It was moved and seconded to elect the following Board members to the following offices:

Vern Harris-President
Elwayne Hafen-Vice President
Dave Weaver-Treasurer
Lynn Hansen-Secretary
John Marinos-Member at Large.

Motion carried unanimously.

It was moved and seconded to elect the following Board members as liaisons to the following committees:

Dave Weaver-Architectural Control Committee
John Marinos-Recreation
Elwayne Hafen-Grounds
Lynn Hansen-Security.

Motion carried unanimously.

Go-Ped Regulation:

The Board reviewed correspondence from a homeowner asking that the Board revise the Go-Ped regulation to no longer allow those types of vehicles in the community. The Board decided at this date they would not revise the regulation and wait for decision from the City of Aurora and possibly change the regulation based on City law.

Light Poles:

The Board reviewed correspondence from a homeowner asking that the Association owned light poles in the park be re-painted as they are faded. The Board decided to table

this task for a later date based on the number of project going in the community at this date.

Web-Site:

Vern presented the Board with information from a company who design web-sites. It was moved by Dave Weaver and seconded by Elwayne Hafen to approve the bid for a cost not to exceed \$2,000. Motion carried unanimously. This company will begin work on creating a Shenandoah web-site shortly.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:25 p.m.