

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 18, 2005
MINUTES

DRAFT UNTIL APPROVED AT NEXT BOARD MEETING

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Jan Cooper, Dale Cooper, Joan Eakins, George Eakins, Evelyn Ortloff, Gerald Ortloff and Andrew Affrunti.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF APRIL 20, 2005 MEETING MINUTES:

It was moved by Dave Weaver and seconded by Elwayne Hafen to approve the April 20, 2005 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

Dave Weaver reported that the Association is in good financial condition and the Association is hitting the targeted budgeted numbers. The Board discussed transferring excess money from the operating account into the reserve account. It was moved by Elwayne Hafen and seconded by Vern Harris to transfer \$30,000 from the Shenandoah Operating Account into the Shenandoah Reserve Account. Motion carried unanimously.

Security:

Lynn Hansen reported that the committee discussed adding a "visitors stop" sign on the guardhouse. Lynn reported that a representative from Spear Security attended the committee meeting. The security vehicle parked at the maintenance garage will be removed as they no longer use that vehicle for their patrols. Patrols will be intensified this summer. Lynn reported that a dog followed a resident home in an agitated state. The committee reminds owners that dogs must be kept on leashes at all times or restrained in owner's backyards. The committee received some complaints about kids fishing and wading in the pond. The committee reminds residents that fishing is not allowed at the lake and that no one should be in the water for safety reasons. The lake liner is very slippery and the lake is very deep. The committee reminds owners that they should call the police to report noise complaints in the community and not ask the guards to do so as this is not in their job description. The speed bump on the "resident" side of the entrance will not be reinstalled. THE SECURITY COMMITTEE NEEDS VOLUNTEERS. PLEASE CONTACT LYNN HANSEN IF INTERESTED.

ACC:

Dave Weaver reviewed the minutes of the ACC meeting. Dave stated that the ACC and all committee meetings are open to community members who are allowed to observe at the meetings but not participate. Several requests from homeowners for improvements were approved at the meeting.

A discussion was held regarding roofing materials and the Board unanimously agreed to hold a special meeting to obtain votes from the community as a whole. A proxy will be mailed to each owner with the question, "Should Shenandoah allow Architectural Composite Shingles (also called dimensional asphalt) as an approved roofing material?" A meeting will be held prior to the proxies being mailed and the homeowners who want this product approved in the community will be given one hour to present their side and the ACC will be give one hour to present their side as to why they have not allowed this product in the community.

Recreation:

The Recreation report was given by Vern Harris as John Marinos was not in attendance. Vern stated that the Mother's Day craft event was attended by 13 children. A pancake breakfast will be held at the pool for the opening day, a concert in the park will be held in June and the 4th of July celebration is again planned for this year. The tennis courts have been re-keyed to match the pool key so now only one key is needed to gain access to both.

Grounds:

Elwayne Hafen reviewed the grounds committee report. The community clean up day held on April 30th was successful despite the bad weather. Both dumpsters were filled up by Saturday. The crack sealing of the streets was completed. The Board was happy with the job performance of Rocky Mountain Pavement Maintenance. A bid from J& J Tree Care for the removal of a cottonwood tree in the cul-de-sac near 15352 E. Grand Ave was approved; the tree will be removed within the next few weeks. Elwayne suggested that the watering be increased to three days a week until June 1, 2005 when the water allotment is increased so that we do not loose any of the community trees. The Board reviewed a bid from JBK Landscape to add new sand to the volleyball courts. It was moved by Elwayne Hafen and seconded by Dave Weaver to approve the bid for new sand at a cost of \$1,200. Motion carried unanimously. The Board asked Nikki to have Bob Dalton purchase two new volleyballs for community use.

OTHER BUSINESS:**Homeowner Correspondence:**

The Board reviewed correspondence from a homeowner requesting that several items be looked at. The first item requested was to replace the announcement Board at the entrance way. The Board stated that the Garden Club is using proceeds from their projects to replace the announcement board and it will be completed soon. The second item addressed concrete work to be done. The Board stated they would look at the area to determine if it is a homeowner responsibility or an association responsibility.

The Board also discussed the possibility of adding a planter around the announcement board once it is completed. This will be looked at again at a future date.

Fence Repairs:

It was moved by Dave Weaver and seconded by Lynn Hansen to approved \$75,000 from reserves for fence repairs. This will consist of approximately \$50,000 for six 150 foot sections of repair and \$25,000 for any sections that are blown down during high winds or driven through by cars. This number amount is a recommendation from Fence Consulting Services. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned for executive session at 7:50 p.m.