

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 15, 2005
MINUTES

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Bob Shelton, Andy Affrunti, Randy Anderson, Evelyn Ortloff, Joan Eakins, George Eakins, Gerald Ortloff, Rob Voyvodic, Don Cook, Gigi Cook, Matt Allsman, Steve Lubbers, Pat Eakins, John Dingess, Deborah Dingess, John Springer and Dale Cooper.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:31 p.m. A quorum was established.

APPROVAL OF THE MAY 18, 2005 MEETING MINUTES:

It was moved by Dave Weaver and seconded by Vern Harris to approve the May 18, 2005 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

Several homeowners in attendance were curious what had happened to the brick wall at the clubhouse parking lot. The Board stated that a driver had accidentally hit the wall; they had come forward immediately and were going to pay for the repairs. The Board thanked the gentleman for coming forward and taking full responsibility for the damages as so much of the vandalism and damage done in the neighborhood lately has occurred with no witnesses and no one coming forward with information.

The majority of the owners present were there to hear the results of the vote put to all owners regarding the use of dimensional asphalt in the neighborhood. Because of this the Board asked Nikki to register ballots on a computer set up for the meeting and report the results to the owners as soon as she was done.

COMMITTEE REPORTS:

Financials:

Dave Weaver reported that the Association is in good financial condition and in line with the budget except for Security which is \$3,000 over budget for the year.

Security:

Lynn Hansen reported more graffiti around the clubhouse and pool pump area. Lynn stated she will contact the PAR officer to see if the graffiti can be identified by the police. Lynn also reported a mess at the pool that she cleaned up and that she had spoken to some of the residents responsible for the mess. There were no broken items but a chair was thrown into the pool. The Association has arranged for extra patrol to enforce the

pool and park hours, which is being done at no cost to the community from Spear Security. Lynn thanked Glenn DeFoe for getting the speed sign at the entrance. Lynn asked all residents to try to restrain themselves from verbally abusing the guards when they are trying to do their job which is gate access only.

ACC:

Dave Weaver reported that four applications were approved for painting and landscaping at the last ACC meeting. The committee will be conducting their spring walk around of the neighborhood in the next few weeks and letters will be mailed by Weststar Management to all homeowners who have items that need to be addressed on their property.

Grounds:

Elwayne Hafen thanked Jeff Jones and Ray Cook for joining the grounds committee. Elwayne reported that Bob Dalton removed several areas of graffiti and repaired the broken hand rail/post at the clubhouse deck done by vandals in the community. A large cottonwood tree was removed from E. Grand Ave. by J&J Tree Company. Elwayne reported that JBK will cut the grass the Friday before the community garage sale. Elwayne reported that the fence repair program agreed on by the Board will begin in July and continue over the next five years with all posts dated for future reference. Elwayne stated he will look at the five concrete drain areas in the community to see if any need to be repaired or replaced.

Recreation:

John Marinos stated that the pancake breakfast for the pool opening was a success. John reminds all owners of the concert in the park on Father's Day, the Annual 4th of July party from 9am to noon, a sports expo/picnic on August 6th and a model boat regatta on Labor Day weekend. The committee instructed Nikki to have Bob Dalton finish the baseboard work in the newly remodeled bathrooms and to apply a grout sealer to the new tile work.

Directory:

Randy Anderson is working on the newest version of the Directory and will have notices out to everyone for changes soon.

Garage Sale:

A discussion was held on whether port-o-poddies should be ordered for the sale. John Marinos said he would look into it, but Beck Maleki did not want to use garage sale funds for the bathrooms, she would like to instead use any excess money for something for the community.

ROOF VOTE RESULTS:

Nikki counted all of the votes sent in by owners. The question asked was:

Should Shenandoah allow Architectural Composite Shingles (also called dimensional asphalt) as an approved roofing material?

The results were as follows:

Percentage of Neighborhood that voted - 68.5%

Total Votes - 137

Yes Votes - 29.9%

No Votes - 70.1%

Based on the votes of the community, the Architectural Control Committee will not allow Architectural Composite Shingles as an approved roofing material in the community.

OTHER BUSINESS:**ACC Opening:**

The Board discussed a recent opening for a seat on the Architectural Control Committee. Four applications from Shenandoah homeowners were received by the Board. After some discussion it was moved by Dave Weaver and seconded by John Marinos to appoint Randy Anderson to fill the vacant seat. A letter will be mailed to Randy and to all those who applied making them aware of the Board's decision.

Senate Bill 100:

The Board had a small discussion on the new bill that passed through the Senate regarding Homeowners Associations. Nikki stated that she attended a class on the bill at Orten and Hindman, PC and distributed a packet of information to the Board to review.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:45 p.m.