

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
SEPTEMBER 21, 2005
MINUTES

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Ed Seeley, Derryn Loomis, Mari Thaxton and Lisa Mills.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:33 p.m. A quorum was established.

APPROVAL OF AUGUST 17, 2005 MEETING MINUTES:

It was moved by John Marinos and seconded by Elwayne Hafen to approve the August 17, 2005 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

Ed Seeley was present to request permission from the Board to install additional cedar boards on the inside of his fence for sound proofing purposes. Detailed plans were submitted to the Board. After some discussion, it was moved by Vern Harris and seconded by John Marinos to approve the plan as submitted. This will be done at the owner's expense and all installation inside the fence is the owner's responsibility. Motion carried unanimously.

A homeowner present asked if the fountain could be put on a timer as they don't like it running all day. The Board stated they would look into the timer currently in the pump house or possibly putting it on a photo cell which would turn it on during daylight hours and turn it off when it's dark.

A member of the Garden Club presented the Board with a proposal for the community bulletin board. This will be paid for in part by the Garden Club with the help of two companies owned by Shenandoah Residents, MFR Remodeling (Paul Reid) and the Signtist (Vern Harris). The Board unanimously approved the plans for this bulletin board. Vern Harris abstained from the vote.

Lisa Mills was present to discuss the details of a charity run she is putting together that will take place in the neighborhood to support the Smoky Hill Marching Band.

COMMITTEE REPORTS:

Financials:

It was moved by Dave Weaver and seconded by Elwayne Hafen to approve the 2004 Audit that was given to the Board the previous Board meeting. Motion carried unanimously.

Dave Weaver prepared a spreadsheet for the Board to review, which outlined the extraordinary amount of money owed to the Association by homeowners. This sheet outlined the fact that the amount owed this year compared to last year is 200% higher. Approximately \$18,000 is owed in back dues by homeowners of the Association. This non payment of dues by homeowners is creating some severe issues with the budget and the Board will continue its collection efforts with the attorney on all outstanding balances.

Security:

Dave Weaver reported that he is the new liaison to the Security Committee from the Board. He reported that Leah Vosh is no longer employed by Spear Security and will no longer be working at the gate. The Security Committee is still looking into wireless cameras for the community at four different locations.

ACC:

Lynn Hansen reported that she is the new liaison to the Architectural Control Committee from the Board. Lynn reviewed the minutes of the ACC meeting. The community walk through performed by the Committee has been completed. Notice of covenant violations were mailed to 35 residents. There were letters of commendation given to 32 residents. In 2004 there were 55 covenant violation notices and 29 complimentary letters sent.

The following are residents who received letters of compliment in 2005: **Venters, Jackson, Oberle, Voyvodic, J. Eakins, Acree, Jensen, Harrison, Buerstetta, Kirkham, Abrams, N. Harris, Potlewate, Ray Cook, Ammann, Hafen, Pearson, Springer, DeLaRosa, Bruno, Heiney, Barone, Borkert, Kocak, Hark, Urso, P. Miller, Jones, Marinos, BonAnno, Reish and Weaver.**

A number of residents are interested in replacing roofs using CeDUR Shake and have contacted the manufacturer who has offered to discount the product. Others who are interested should contact Paul Hoskinson, Regional sales Manager for ENDUR ALL Technologies, Inc. at 303-670-0774. Paul can supply information on roofers who are willing to give group discounts on installations.

The ACC asked for guidance from six properties that have been non-responsive to letters mailed to them about covenant violations. The Board had a lengthy discussion about reporting violations and who should be monitoring these and sending letters.

All meetings for the ACC will now be posted on the community bulletin board.

RECREATION:

John reported that now that the pool is closed. Volunteers will be recruited to help clean out the pool house which is full of clutter. A new cement pad will be poured outside the pool house door to help cut down on the dirt and mud getting into the building.

OTHER BUSINESS:**Updating Covenants:**

The Board discussed the need to update all of the Governing Documents of the Association to make them more clear and bring them in line with the new law passed in the Senate regarding homeowner associations. It was moved by Vern Harris and seconded by Elwayne Hafen to hire Myra Lansky of Powers Phillips, PC to do the Governing Document revision. Motion carried unanimously.

Volunteer Recruiting Letter:

The Board reviewed a letter prepared by Dave Weaver that will be sent out to all owners asking them to volunteer for the various committees in the community including open Board positions when available.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:15 p.m.