

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

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Derryn Loomis, Siegfried Klein, Mari Thaxton and Glenn DeFoe.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:34 p.m. A quorum was established.

APPROVAL OF THE AUGUST 17, 2005 MEETING MINUTES:

It was moved by Elwayne Hafen and seconded by Dave Weaver to approve the August 17, 2005 meeting minutes with the correction of adding the grounds report. Motion carried unanimously.

HOMEOWNER'S FORUM:

Derryn Loomis thanked the Board for making the funds available to have the snapping turtle removed from the pond and the Board thanked Derryn for her efforts in finding a company that could perform the task.

A homeowner present asked when the branches from the snow storm would be removed. The Board explained that JBK would have them removed within the next two weeks.

A new owner was present to introduce himself to the Board and to sit in on the meeting to get an idea of the issues in the neighborhood. The Board welcomed the new owner.

Lisa Mills was present to give the Board an update on how the running event went that was held to support the Smoky Hill Marching Band.

COMMITTEE REPORTS:

Financials:

Dave reviewed the September financial statement. Special attention was again paid to the high amount of delinquency in the neighborhood. The Board stressed the fact that the residents need to pay their dues in order for the community to function properly and for all services to be performed. Dave distributed a draft copy of the 2006 budget. The Board reviewed it and agreed to hold a separate meeting to discuss the 2006 budget.

Security:

No report.

Grounds:

Elwayne Hafen reviewed the grounds report with the Board. Elwayne thanked John Marinos for his help in cutting and removing tree branches that fell in the snow storm that

were blocking roadways. Elwayne reported that Nikki has asked JBK to remove all the fallen branches from the common areas. Once the clean up from the storm is completed, the Grounds Committee will evaluate the trimming needs of the trees in the common areas.

A sprinkler line break underground at Saratoga and Joplin will be repaired by JBK.

The concrete work scheduled in the community has been delayed due to a shortage in concrete in the entire state.

Elwayne reported that the lake level may look low at times. In the past the lake was filled too high and because of that the banks are showing signs of severe erosion. The lake will not be filled to the levels it was in the past to avoid this problem.

The final section of fence due for “repair” will be completed shortly. Fence Consulting Services will submit a bid for the next fence repair phase shortly.

ACC:

The Board reviewed the minutes of the ACC meeting.

Recreation:

No report.

OTHER BUSINESS:

Approval of bid for 2005 Audit:

The Board reviewed the bid from the Association’s auditor to complete the 2005 year end audit. It was moved by Dave Weaver and seconded by Elwayne Hafen to accept the bid price of \$2,400. Motion carried unanimously.

Approval of bid for 2006 & 2007 Ground Maintenance:

The Board reviewed the proposal from JBK Landscape for a two year contract which will make the price for landscaping services \$44,400 for 2006 and 2007. It was moved by John Marinos and seconded by Dave Weaver to accept the proposal as written. Motion carried unanimously.

Approval of Swingle Tree bid for Trimming:

The Board reviewed the bid from Swingle Tree Company for the third phase of common area tree trimming. Elwayne asked that the Board table a decision on the bid until all the trees on the list could be looked at as some have already been removed and some have suffered severe damage due to the snow storm.

SB-100 Policies:

Nikki stated that she has the seven policies and procedures that are required by the new law and will type them all for Shenandoah so they can be adopted at a future meeting.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:30 p.m.