

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2005
MINUTES

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Mari Thaxton.

CALL TO ORDER:

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

APPROVAL OF THE OCTOBER 19, 2005 MINUTES:

It was moved by Elwayne Hafen and seconded by Lynn Hansen to approve the October 19, 2005 minutes as presented. Motion carried unanimously.

Based on advice from the Association's attorney the minutes of each Board meeting will be distributed to the homeowners after they are approved at the following meeting and no longer distributed in draft form.

The Board of Directors attended a class at the attorney's offices regarding the Senate Bill passed regarding associations. The Board is and will meet all requirements of the new Bill.

A copy of the Board packet that each Board member receives each month will be available at the meetings for any owner in attendance to review.

HOMEOWNER'S FORUM:

No Comments

COMMITTEE REPORTS:

Financial:

The Board reviewed a draft of the 2006 budget. It was moved by Dave Weaver and seconded by John Marinos to approve the 2006 budget as presented including a \$12 per month dues increase. Motion carried unanimously.

Security:

No meeting was held in November. The Board did discuss adding a right turn only line at the exit of Shenandoah as some cars are being cut off by drivers leaving the community who get impatient with cars trying to turn left onto Smoky Hill Road. Elwayne will speak to the City Traffic Department regarding this.

Grounds:

Elwayne reviewed the Committee report with the Board. He reported that JBK completed the branch clean up on the common areas from the October snow storm.

The Committee reviewed the tree trimming bid from Swingle Tree Company and recommended that higher broken tree branches become a priority and that Swingle re-bid based on the committee recommendations. A second bid will also be solicited from J & J Tree Care.

The new concrete work around the pool area is complete as well as the curb and gutter work at 4822 S. Shenandoah Way.

Two of the four aerators in the lake have been moved for the winter.

The storm drain located at the exit of the community is now on the City replacement list.

The Board reviewed a bid from Fence Consulting Services for Phase II of the fence repair/replacement program. The next phase will complete approximately 900 feet at a cost of \$49,320. It was moved by Elwayne Hafen and seconded by John Marinos to accept the bid as presented. Motion carried unanimously.

The Board reviewed a bid from JBK Landscape to install 9 rain sensors at the sprinkler clocks throughout the community for a cost of \$1,125. It was moved by John Marinos and seconded by Dave Weaver to approve the bid as submitted. Motion carried unanimously.

The Board reviewed a bid from Quality Water Bio-Systems to continue the lake treatment program for a cost of \$2,110 per year. It was moved by Dave Weaver and seconded by Elwayne Hafen to approve the bid as presented. Motion carried unanimously.

The Ground Committee welcomes new member David Bishop.

ACC:

Lynn Hansen reviewed the minutes of the ACC meeting. The Committee does not schedule a meeting for December. If applications are received, signatures will be obtained so residents do not have to wait until the January meeting to obtain approval.

Recreation:

John Marinos reported that the Committee is planning events for 2006 already and that plans are in the works for the 2005 Holiday party.

OTHER BUSINESS:**Update of Governing Documents:**

The Board reviewed pricing from Myra Lansky, the Association's attorney to re-write/update the existing Governing Documents of the Association. It was moved by

Dave Weaver and seconded by Lynn Hansen to approve the cost of \$5,400 from Myra Lansky to re-write the Covenants, By-laws, Articles of Incorporation and the Association's Regulations. Motion carried unanimously.

Once a draft of these is complete, all owners will be asked to vote on amending the documents. This will be a long process from start to finish.

Security Proposals:

The Board postponed voting on any security bids pending a meeting by the Security Committee and their recommendations.

Weststar Management Extension:

It was moved by Dave Weaver and seconded by Elwayne Hafen to approve the Weststar Management contract extension for an additional \$50.00 per month fee. Motion carried unanimously.

ADJOURNMENT:

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