

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
JANUARY 18, 2006  
MINUTES

BOARD MEMBERS PRESENT: Dave Weaver, Vern Harris, Elwayne Hafen, Lynn Hansen and John Marinos.

ALSO PRESENT: Evelyn & Gerald Ortloff, Dorothy Pearson, Andy Affrunti, Ken Safe, Mari Thaxton and John Crafa, Cosimo Crafa and Joe Liberatore from Total Discount Roofing.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:32 p.m. A quorum was established.

APPROVAL OF THE NOVEMBER 16, 2005 MINUTES:

It was moved by Elwayne Hafen and seconded by Lynn Hansen to approve the November 16, 2005 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A homeowner in attendance questioned the Board about some of the delinquencies in the neighborhood. The Board explained the procedure for collection on delinquent accounts.

A homeowner in attendance noted that the chain is not being put up every night at the clubhouse parking lot. They also stated the lock on the parking lot dumpster is not long enough to keep the gate locked properly and that there are broken branches in many homeowner's trees that need to be addressed.

COMMITTEE REPORTS:

Financials:

Dave Weaver distributed a hand out to the Board and reviewed the year end financial statement. Dave reviewed some of the categories that came in under budget. The Board also reviewed the delinquency report.

Security:

Dave Weaver reported that the Security Committee met and discussed bids for the Security Service. The Committee recommended staying with Spear Security. After some discussion with the Board, the Board instructed the committee to get a written proposal from Spear to match the other bids and to look at them again and come back with a decision.

ACC:

Lynn Hansen reviewed the minutes of the ACC meeting. A lengthy discussion was held between a homeowner requesting asphalt roofing, Total Discount Roofing and the Board. Items pertaining to the new Senate Bill 100 regarding roofing were discussed. The Board asked the ACC to look into products that can be installed on homes in Shenandoah that do not cost more than it would to replace the roofs with Cedar Shakes. This is what the Senate Bill requires. The ACC will be looking into products and the Board plans to meet with legal council to get a written opinion on the topic.

#### Grounds:

Elwayne reviewed the grounds report with the Board. He stated that the 9 wireless rain sensors have been installed by JBK on all the clocks in the community.

The committee reviewed the bids for group three tree trimming on the common areas. After reviewing the bids the committee recommended the Board go with J & J Tree Care because of the lower cost and recent good service. It was moved by Elwayne Hafen and seconded by Lynn Hansen to approve the bid from J & J Tree Care for the group three trimming, storm damage trimming and to remove two trees and grind the stumps for a cost of \$8,900. Motion carried unanimously. The committee will review the bid for tree spraying and make a recommendation to the Board for the next meeting.

The committee would like to have Shenandoah use the truck to water some of the trees in the community due to the extremely dry winter conditions.

The water supply line to the lake was repaired by JBK as it had been broken about four feet from the bank.

Phase II of the fence project is almost complete. When it is done then 23% of the entire fence will have been completed. Fence Consulting Services will have a price for Phase III available at the February Board meeting.

Elwayne reviewed correspondence from the City of Aurora on several issues with the Board.

#### Recreation:

John Marinos distributed the 2006 Recreation Committee calendar to the Board. The Board reviewed a bid from Apollo Aquatics for pool service and life guards for the 2006 season. The Board unanimously approved the proposal pending a few questions of the company. Apollo aquatics will be the new pool service company and will provide lifeguards for the community for the 2006 pool season.

#### OTHER BUSINESS:

##### SB 100 Policies and Procedures:

The Board reviewed seven new policies and procedures required to be adopted by all Associations per Senate Bill 100. It was moved by Dave Weaver and seconded by Lynn Hansen to adopt all seven policies and procedures effective January 18, 2006. Motion carried unanimously. The policies and procedures will be copied and mailed to all owners in the community.

##### Filing/Storage:

The Board held a discussion on purchasing a filing cabinet for the clubhouse where Association documents could be stored so that they can be accessed easier than sorting through the many boxes currently in storage. The Board agreed to purchase the filing cabinet.

#### ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:00 p.m.