

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
JANUARY 17, 2007
MINUTES

BOARD MEMBERS PRESENT:

Kevin Evetts, Elwayne Hafen, Vern Harris, John Marinos and Lynn Hansen.

ALSO PRESENT:

Ken Safe, Ed Bynon and Allen Banek

CALL TO ORDER:

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

APPROVAL OF THE NOVEMBER 15, 2006 MEETING MINUTES:

It was moved by Kevin Evetts and seconded by Elwayne Hafen to approve the November 15, 2006 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A homeowner present stated there was a gentleman that was dropped off in the community who was going door to door selling windows. This person was dropped off by a vendor who had access to the community due to ongoing work at an owner's house. The Board stressed that dropping off of people to go door to door is not allowed and asked that all owners let their vendors know the rules of the association. This particular vendor was Trademark Windows and Doors. A call will be placed to the company to let them know they are not allowed to solicit in the community in the manner that they did. Flyers can be put in tubes if the flyer is endorsed by the owner who has hired the company and only if the homeowners name is on the flyer.

COMMITTEE REPORTS:

Financials:

Kevin Evetts reviewed the year end financial statement with the Board. The Board discussed the snow removal line item. For the month of December when the large storms hit the snow removal bill was \$9,692.50. This mostly due to the size of the equipment they had to bring in and the number of hours spent on the removal. The bill for the month of January is \$9,647.50. The 2006 budget did not suffer as bad as the board thought it would, but the 2007 budget for snow removal is almost spent already and there are several more months of winter to be accounted for in the snow removal category so money will be tight and things that can be done with the existing snow will be limited.

Security:

No Report.

Grounds:

Elwayne reviewed the grounds report with the Board. J & J Tree Care has already completed the trimming of the trees along Smoky Hill Road and Laredo Street. Two trees on East Layton Place were removed and once the snow has melted the stumps will be ground.

Elwayne stated that JBK worked hard to keep up with the three back to back snow storms, but not without some problems. The second storm lasting over the two day period with very cold

temperatures contributed to the problems with the roads currently as they were not able to come out and plow right when the snow was done and drivers made the roads snow packed and icy before the plows came out.

The Board would like to request that all owners keep their cars parked in their own driveways and off the streets on snow days and days when the trash removal is done. When cars are on the streets it creates a huge problem for the plows and makes it extremely difficult for the plows and trash/delivery trucks to turn around in any of the cul-de-sacs.

Once the snow has melted the Board will be obtaining bids to do the crack sealing on the streets. Along with that they will have any pot holes that have developed bid for repair also.

The fence repair and replacement on the East side of the property is currently on hold due to weather but should be back on track within the next couple of weeks.

ACC:

Lynn Hansen reviewed the minutes of the ACC meeting. After the minutes were reviewed Kevin Evetts, current Board member and HOA attorney, presented the Board with a draft copy of Architectural Control Committee General Guidelines. The Board thoroughly reviewed the document and several changes were made. A final copy of the document should be available by the next meeting for approval.

Recreation:

The holiday party in December was a success as usual and the Board thanked the volunteers who put the party together.

OTHER BUSINESS:

Annual Meeting:

The Annual meeting will be held in March. Two positions are open on the Board. If any owner is interested in running for a position, please call Nikki at Weststar or any of the current Board members and let them know. All of the Shenandoah committees will also be looking for new members so any owner with an interest in serving on a committee may sign up to do so the night of the meeting.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:05 p.m.