

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
FEBRUARY 21, 2007
MINUTES

BOARD MEMBERS PRESENT: Kevin Evetts, Vern Harris, John Marinos, and Lynn Hansen.

ALSO PRESENT: Dorothy Pearson, Evelyn Ortloff, Derryn Loomis, Bob Shelton

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:35 p.m. A quorum was established.

APPROVAL OF THE JANUARY 17, 2007 MEETING MINUTES:

It was moved by Kevin Evetts and seconded by Vern Harris to approve the January 17, 2007 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A homeowner present stated concerns over delinquencies, and wondered why notice stating the names of those delinquent can't be posted. The Board stated that would be setting the HOA up for a lawsuit because of privacy issues. The homeowner also wanted to know if the Board took every legal step possible for collections. The Board made stressed that they were very aggressive with collections.

A homeowner has concerns about their driveway concrete breaking up and wanted to know if there was an approved overlay. The Board stated that there is none that has been approved. However, if the homeowner finds something, they will need to submit a proposal to the ACC for approval.

A homeowner stated concerns about two cottonwood trees on Monmouth in the middle of the cul de sac that is messing with the sewers. Can these trees be removed? Another homeowner wanted to know if it is possible to plant two or three trees on the west side along Chambers. This might help keep the noise level down and help with privacy. The Board stated that these questions will be directed to the grounds committee for further consideration.

COMMITTEE REPORTS:

Financials:

Kevin Evetts reviewed the January 2007 financial statement with the Board. To date (including December 2006) snow removal has totaled \$28,432.51. This couldn't be helped because storms of this size are extremely hard to budget for.

Security:

Kevin Evetts reviewed the security report with the Board. Things are minimal right now. The committee will have to gear up for meetings with spring coming, and will need to be

proactive for the summer. The committee will need to recruit new members and will need to elect a new committee chair due to the resignation of David Weaver.

Grounds:

The Grounds Committee would like to extend a special thanks to all homeowners who made an effort to remove snow and ice from their streets.

Elwayne reported that bids have been requested for repairing street pot holes and crack sealing. Phase IV, east gate(s) replacement work is scheduled for February 20th. Phase V – six locations, a total of 854 feet of perimeter fence has been completed. Elwayne has requested the Fence Consultant to re-measure the completed and uncompleted perimeter fence for future planning of fence repairs.

ACC:

46 applications have been approved. Five have been denied - three for asphalt roofs, one for a concrete garage pad, and one for a batting cage. Copies of the full report will be available at the Annual Meeting on March 20, 2007. There are three inoperable cars in driveways. There are numerous cars parking on the streets. The Rules and Regulations of Shenandoah state “inoperable vehicles on driveways or adjoining streets will not be allowed after a period of three (3) days. After three (3) days and notification of resident, Regulation 9 with provision to fine violator (approved by the Shenandoah Board of Directors November 13, 1996) will be effective”.

The Board would like to request that all owners refrain from parking on the streets if there is snow in the forecast, as it makes it difficult for the plows to get through and do a proper snow removal job.

There was a review of the ACC General Guidelines changes. The changes are as follows:

- 1) The responsibilities of the committee chair and members are outlined.
- 2) The purpose of the ACC Committee is defined.
- 3) There is an explanation of the submission and approval of proposals.

Copies of the ACC General Guidelines will be available at the Annual Meeting.

A list of approved roofing and siding materials need to be included on the website. Evelyn Ortloff will e-mail those lists to Vern Harris to be added to the website.

It was moved by Lynn Hansen and seconded by Kevin Evetts to approve the ACC General Guidelines as amended. Motion carried unanimously.

Recreation:

John Marinos reported that the Easter Egg Hunt will take place on Saturday, April 7, 2007 at 11:00 a.m. The May pancake breakfast/pool opening/and hopefully a boat regatta or other entertainment will take place on Saturday, April 26, 2007. There will be a June concert in the park on Father's Day, June 17, 2007 in the late afternoon. There will be a 4th of July picnic. Suggestions for activities in August 2007 are an ice cream

social/volleyball game. It would also be nice to have more community volleyball games – such as Sunday nights.

The website votes are still 2 to 1 in favor of lifeguards at the pool.

OTHER BUSINESS:

Annual Meeting:

Notice of the Annual Meeting needs to go out on March 1, 2007. Tracy will check with Nikki regarding mailing the notice out. All of the Shenandoah committees will be recruiting new members. There will also be two Board positions available.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:10 p.m.