

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 18, 2007
MINUTES

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

ALSO PRESENT: Tammy Jones, Dorothy Thompson, Robert Shelton, John Fairey, Derryn Loomis, Evelyn Ortloff, Elwayne Hafen and Andy Inhelder.

CALL TO ORDER:

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

APPROVAL OF THE FEBRUARY 21, 2007 MEETING MINUTES:

It was moved by John Marinos and seconded by Lynn Hansen to approve the February 21, 2007 meeting minutes as presented. Motion carried unanimously.

The Board also reviewed the 2007 Annual meeting minutes for any additions or corrections. The minutes will be approved by the owners at the 2008 Annual meeting.

HOMEOWNER COMMENTS:

A homeowner present made a formal complaint to the Board regarding parties being held by the children of one of the owners in Shenandoah. These kids are moving about the community during the party and hanging out in other owner's yards, etc. causing problems. The Board directed Nikki to send a letter to the owners advising them of the issue and asking them to talk to their children and let them know that their guests cannot hang out in other owner's yards. The owner present also inquired about owners who are behind in their dues and if the information could be posted publicly. The Board stated that the delinquency list is available each meeting for any owners who attend the Board meeting to look at.

Several owners who live on Monmouth were in attendance at the meeting to discuss the removal of two large cottonwood trees in the center island of the cul-de-sac. One of the owners present was against the removal of the trees. A lengthy discussion was held on the subject. Those in favor of removing the trees wanted them gone due to sewer back up problems they have experienced. The owner who wanted the trees to stay argued in favor of the shade provided to his home by the trees and the overall property values' having large mature trees in the community adds. The Board did not make a decision on the removal of the trees pending further investigation.

COMMITTEE REPORTS:

Financials:

Kevin Evetts reviewed the financial statement with the Board. Other than the snow removal budget, all other line items are in line with budget at this time. The Board reviewed the delinquency report and the report from the attorney containing those owners who are at collections.

Security:

John Marinos stated he has spent a lot of time at the guardhouse leaning about how things work. There have been some problems recently with staff at the guardhouse but Spear Security has resolved the issues.

Grounds:

Elwayne Hafen reviewed his report with the Board. Bids for crack filling, pot hole and asphalt repair were reviewed. It was moved by Kevin Evetts and seconded by Lynn Hansen to accept the bid from Rocky Mountain Pavement for the asphalt repairs and crack fill and to have Village Asphalt do the sweeping of the streets prior to the asphalt work. Motion carried unanimously.

The Board reviewed bids for two sections of fence that need to be replaced behind 15790 E Monmouth Pl and 4880 & 4890 S. Kittredge. These areas were no included with the current fence replacement phase that is going on. It was moved by Lynn Hansen and seconded by Vern Harris to approve the bid from Fences Unlimited to replace both areas for a total cost of \$17,020. Motion carried unanimously.

A bid for concrete work at the walking gate area on the east side of the property will be solicited soon.

The Grounds committee is planning a meeting for mid May. All community input is welcome at the meeting for areas that need improvement.

ACC:

Lynn Hansen reviewed the minutes of the ACC meeting.

Recreation:

The pool will be opening the weekend of Memorial Day. The lifeguards will be residents of the community with certification. The pool committee suggested going with a pool maintenance company for service two days a week and letting the lifeguards do the cleaning the chemicals the rest of the week. The Board discussed this and decided that they would like a pool company to do maintenance 5 days a week and not put so many burdens on the lifeguards. Nikki will provide the pool committee with bids.

OTHER BUSINESS:

Election of Officers and Committee Liaisons:

It was moved and seconded to elect the following members to the following offices and to elect the following members as liaisons to the following committees:

President: Vern Harris

Vice President: John Marinos-Security Committee & Recreation Committee

Treasurer: Kevin Evetts

Secretary: Lynn Hansen-ACC Committee

Member @ Large: Rob Voyvodic-Grounds Committee

Motion carried unanimously.

ADJOURNMENT:

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