

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 20, 2007
MINUTES

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

ALSO PRESENT: Jeff Jones, Elwayne Hafen, Ken Safe and Derryn Loomis.

CALL TO ORDER:

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

APPROVAL OF THE MAY 16, 2007 MEETING MINUTES:

It was moved by Vern Harris and seconded by Lynn Hansen to approve the May 16, 2007 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

An owner was present to discuss an issue with several residences being turned in to the City of Aurora for dead braches and dead trees that need to be removed. Another owner was present to state she had written the City about 13 homes and felt it was her right to do so to help with her own property values. A discussion between the owners was held. The Board made a suggestion that Elwayne could talk to J & J Tree Care and they could put a flyer in all the tubes offering their services since they do a good job on the Association's trees.

A homeowner present asked if an anti-sway bar had been installed on the new Iron Gate on Saratoga. Elwayne stated a bar had been installed. The owner also stated that they would like to see the sides on the sign board enlarged as the signs are hard to read when you drive by.

COMMITTEE REPORTS:

Financials:

The Board reviewed the current financial statement. Several line items were discussed. Collections were also reviewed.

Security:

John Marinos reported that patrols of the community were started early and no major issues occurred. John reported that the guards who work Shenandoah currently under Spear Security will be giving their notice and staying on at Shenandoah under Eagle Security.

Grounds:

Elwayne Hafen was present to review the grounds report and speak with the Board. Elwayne stated that Home Depot had a great deal on trees and asked the Board for permission to purchase up to \$600 worth of trees for various areas in Shenandoah. It was

moved by Rob Voyvodic and seconded by Lynn Hansen to approve \$600 for purchasing trees. Motion carried unanimously. Elwayne Hafen and Jeff Jones will pick up the trees at no cost and the grounds committee will plant the trees as not cost once locates have been done.

The Board reviewed a bid from J & J tree care to remove several trees and grind the stumps. It was moved by John Marinos and seconded by Rob Voyvodic to approve the bid from J & J for a cost of \$3, 145.00. Motion carried unanimously.

The crack sealing of the property was completed. Rocky Mountain Pavement has been asked to look at a few areas where the crack fill has come up due to a car or something.

JBK has replaced many sprinkler valves and reviewed some of the dry areas in the community. The north side of the lake has been re-seeded.

The fountain pump has been repaired and will be delivered and installed shortly.

ACC:

Lynn Hansen reviewed the minutes of the ACC meeting. The yearly community walk around will be done shortly and owners with items that need to be addressed on their lots will be sent letters.

A discussion was held regarding requiring an owner to install a fence around a swim spa that may be installed in a backyard. The Board directed Nikki to speak with the attorney about the issue and report back.

Recreation:

The Memorial Day breakfast was a success as well as the concert in the park for Father's Day.

Several issues with the current pool regulations were discussed and some suggestions changes were made by the pool committee. The Board reviewed the changes and agreed to keep the regulation the same as it currently is.

OTHER BUSINESS:

Island Sprinkler:

The Board reviewed a letter from JBK Landscape along with pictures regarding one of the cul-de-sac islands with a brown patch. The Board is going to consider re-landscaping the area with rock or mulch or something else around the edge of the island as it takes a lot of water to keep it green and the current system won't allow for another sprinkler head to be installed and work efficiently.

Pool Heater:

The current pool heater underwent several repairs and a bid to replace the heater at the end of the season was reviewed. Several more bids will be obtained before a decision will be made, but the cost will be around \$4,000 to \$5,000.

Directory:

The Board discussed the need for a new directory to be published as it has been two years since one has been distributed and there are several new owners in the community.

Speed Bumps:

Vern Harris suggested to the Board that bids be solicited for installing speed bumps in the community due to speeding cars and reckless drivers in the community. Nikki will check with JBK Landscape to see what they think about the bumps due to the snow plowing they have to do and the issue will be discussed further once owners get a chance to review the minutes to see that the issue will be bid out.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 10:00 p.m.