

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 15, 2007
MINUTES

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

ALSO PRESENT: Derryn Loomis, Elwayne Hafen and Gerda Hunter.

CALL TO ORDER:

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

APPROVAL OF THE JULY 18, 2007 MINUTES:

It was moved by John Marinos and seconded by Kevin Evetts to approve the July 18, 2007 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Derryn Loomis was present to ask the Board if the June 2007 meeting minutes could be changed to clarify items and correct them. Derryn stated that she never wrote a letter to City of Aurora Code Enforcement about trees in owner's lots rather she notified the City of Aurora Forestry Department. This was done to evaluate the health of the trees based on past trees that have fallen down in the community. The Board stated that the June minutes could not be corrected but these items will be added to this August set of minutes.

Gerda Hunter was present and stated that owners need to be reminded to keep their dogs on leashes and to pick up pet waste at all times. Kevin Evetts stated he agreed with this as he had an incident with a dog that was off its leash.

Elwayne Hafen stated that several owners were going to attend an Aurora City Council Meeting to discuss water rates and the large lots inside Shenandoah that make the water bills unmanageable.

The Board wished to announce to the community that a fellow owner, Cindy Acree, was present at the July meeting to announce that she is a candidate for the Colorado House of Representatives.

COMMITTEE REPORTS:

Financials:

Kevin reviewed the financial statements and delinquencies with the Board. One of the delinquent owners was no longer showing on the attorney status report so the Board asked Nikki to make sure there was an open file with the attorney.

Security:

The past month was fairly quiet in the community. Several times the pizza delivery person was in the neighborhood to deliver to an empty house, but that was attributed to prank calls from kids most likely.

Recreation:

The pool had several issues over the past month. The chlorine levels dropped significantly and green algae grew in the pool. The pool committee did decide that the chlorine levels need to be checked every hour so that something like the algae incident could be prevented.

Homeowner John Springer will be holding a Harvest Moon Dance and Social at his house and everyone in the community will be invited.

Kevin Evetts requested that Nikki get a bid to add a power source at the tennis courts so that electric ball machines, etc. can be used.

Grounds:

Elwayne Hafen reviewed his report with the Board. A total of 12 new trees have been planted in the community. Elwayne thanked the following volunteers who along with himself planted all of the trees saving the association money:

Jeff Jones, JD Fairey, David Grimshaw and Rob Voyvodic.

The Board reviewed a bid from Stefco, Inc. to replace several areas of concrete in the community including drain pans. It was moved by Rob Voyvodic and seconded by John Marinos to approve the bid from Stefco, Inc. for a cost of \$10,325. Motion carried unanimously.

There are two sections of fence that need to have post replacement which back to Piney Creek. Nikki will have Fence Consulting Services take a look at them.

ACC:

The committee did not have a meeting in August but wanted to update the Board that the case against the owner who installed a batting cage without prior approval along with several other violations is making its way through the court system.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:11 p.m.