

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 2007
MINUTES

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

ALSO PRESENT: Tammy Jones, Dorothy Pearson, Elwayne Hafen, Bob Shelton, Evelyn & Gerald Ortloff, Dudley Thompson and City Councilman Ryan Frazier.

CALL TO ORDER:

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

APPROVAL OF THE AUGUST 15, 2007 MEETING MINUTES:

It was moved by Lynn Hansen and seconded by Kevin Evetts to approve the August 15, 2007 meeting minutes. Motion carried unanimously.

PRESENTATION:

City Councilman, Ryan Frazier, was present to discuss with the Board and the owners present water issues, especially the high water rates that the owners in Shenandoah have experienced. A lengthy discussion was held and Ryan stated that the Mayor and Council are working on a new structure for billing water as they know the structure they are currently using is flawed and has caused a burden for many water users.

HOMEOWNERS FORUM:

Tammy Jones thanked John Marinos for posting a sign in the kiosk informing the residents of recent car break ins in the community. Tammy suggested some type of mass email to all the residents regarding security issues. The Board stated that something in each owner's tubes would be a great start and Tammy volunteered to put together the letter. Tammy also informed the Board that someone threw rocks at some of the ladies who were leaving a Garden Club meeting at the clubhouse.

The Board and owners agreed that the Security Committee would need to become more active and that more members will need to be recruited.

Bob Shelton was present to ask the Board when the cottonwood trees in the cul-de-sac on Monmouth would be removed. The Board reminded Bob that they were still in need of a plan from the owners on that street as to what will be done in place of those trees. Once the plan is received and approved, the Board will have the trees removed.

Evelyn Ortloff thanked Elwayne Hafen for sponsoring the flyer that went in all the tubes from J & J Tree Care. Many residents are in need of tree trimming and the flyer stated that discounts would be given by J & J.

COMMITTEE REPORTS:

Financials:

Kevin Evetts reviewed the financial with the Board. Nikki Kreger stated that money had to be borrowed from Reserves in order to pay the monthly bills. This is from the large amount of money owed by residents who are not paying their homeowner dues on time.

Grounds:

Elwayne reviewed his report with the Board. He stated that a large amount of curb and gutter work was completed in the community.

Four speed signs were vandalized and need to be replaced as well as one street sign. These signs were tagged with paint and in some cases broken off.

The main water sprinkler supply line at the pump house was repaired.

Two fences that back up to Piney Creek had post replacement and after two bad storm drains along Chambers Road are replaced two small sections of fence in those areas will need repairs as well.

Elwayne reminded all residents to park their cars in the driveways during snow storms to help reduce problems for the snow removal company.

ACC:

Lynn Hansen reported that there was no meeting in August. She did state that all 5 members unanimously agreed that they do not want to compromise with an owner who is currently at the attorney for covenant violations. This owner would like to make a deal with the Board and committee in order to keep his batting cage that was installed without permission and the committee is against any type of concessions. The Board is also in agreement that the cage must go.

A discussion was held regarding another owner in the community with outstanding covenant violations who has been fined three times and still has not corrected the issues. The Board directed Nikki to send the matter to the attorney if the owner does not come up with a time line as to when the violations will be corrected.

RECREATION:

John Marinos thanked John & Karen Springer for hosting the Harvest Moon Dance & Social at their home. The event had a good turn out and everyone had a great time.

John thanked the following pool committee members for their service over the past summer:

Teague Van Buren
Sigi Klein
Sandy Gabbard

John & Debbie Dingess
Sanchia Anderson
Mary Harris

John also thanked the lifeguards for a job well done over the summer:

Aubree Gabbard-Head Guard
David Dingess
Douglas Gabbard

The pool company will be providing a list of recommended repairs to the Board in the coming months.

OTHER BUSINESS:

Audit:

The Board reviewed the engagement letter from the Auditor, Frank Sossolino, and unanimously agreed to sign the letter and use his services again for 12-31-07 year end.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:30 p.m.