

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 28, 2007
MINUTES

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

ALSO PRESENT: Elwayne Hafen and Evelyn Ortloff

CALL TO ORDER:

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

APPROVAL OF THE OCTOBER 17, 2007 MINUTES:

It was moved by Lynn Hansen and seconded by John Marinos to approve the October 17, 2007 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

John Fairey was present to discuss an upcoming Eagle Scout project in the community.

COMMITTEE REPORTS:

Financials:

The Board reviewed the current financial statement and the delinquency list in depth.

Security:

No committee meeting was held and it was a quiet month in the community.

Grounds:

Elwayne reviewed the Grounds Committee report with the Board. Elwayne stated that a Red Sunset Maple tree was planted in the Monmouth cul-de-sac by Elizabeth and John Fairey, Bob Shelton, Bill Smith, Dudley Thompson and Dustin and Elwayne Hafen. The committee thanked Dustin for the use of his truck to transport the tree.

The committee is currently reviewing a plan from an owner along Laredo who would like to plant a tree between the fence and the curb.

A resident expressed concern over a Blue Spruce northwest of the tennis courts. J & J Tree Care is going to monitor the tree.

ACC:

Lynn Hansen reviewed the minutes of the last ACC meeting.

Recreation:

The Board reviewed a bid from Pool Shark for the 2008 pool season. It was moved by John Marinos and seconded by Lynn Hansen to accept the bid for 5 days a week service at a cost of \$795 per month. The Association will again hire its own lifeguards for the pool.

OTHER BUSINESS:

2008 Proposed Budget:

The Board held a lengthy discussion regarding the 2008 budget. Each line item was reviewed paying close attention the "Bad Debt" expense. Due to the high amount of delinquency and the current foreclosures the Board felt the bad dept expense needed to be raised significantly to accurately reflect the current problems in the community.

After much discussion it was moved by Rob Voyvodic and seconded by John Marinos to approve the 2008 budget to include a dues increase from \$187 per month to \$195 per month. Motion carried unanimously.

2007 Year End Audit:

It was moved by Vern Harris and seconded by John Marinos to accept the bid from Frank Sassolino to prepare the 2007 year end audit for a cost of \$2,400. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:00 p.m.