

SHENANDOAH ON SMOKY HILL ASSOCIATION
ANNUAL MEETING
MARCH 10, 2008
MINUTES

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The minutes of the 2007 Annual meeting were reviewed. It was moved and seconded to approve the minutes as presented. Motion carried unanimously.

STATE OF THE ASSOCIATION:

Board President, Vern Harris, reviewed the state of the Association. A copy of the speech is attached to the minutes.

TREASURER'S REPORT:

Vern Harris reviewed the financial information prepared by Kevin Evetts, Board Treasurer. Several charts and graphs were distributed as well as the year-end financial statement prepared by Weststar Management.

An owner present asked the Board if the new Aurora Water billing structure had an impact on the Association. The Board stated that the water bills for 2007 were extremely high but hopes that Aurora is working on a new structure that will not cause such a hardship on Associations and individuals.

An owner present asked how owners who are delinquent with their homeowner's dues are handled. The Board explained the process of late fees and notices that are sent by Weststar. Then once an owner becomes 90 days delinquent the matter is turned over to the Association's attorney and a demand letter is sent to the owner and a lien is placed on the home. Several other steps are taken if the demand letter amount is not met varying from court to default judgments to garnishment of wages.

An owner present stated that having 24 hour guards at the gate is very expensive and one of the main budgeted line items and that maybe a survey should go out again to all owners asking if they want the 24 hour service to remain. A number of owners in attendance stressed the fact that they do not want to see the guards go away.

COMMITTEE REPORTS:

Security:

The Board thanked Bill Matheny for chairing the security committee. It was reported that there was some minor vandalism in the neighborhood but nothing compared to years past. The committee asked that if anyone experiences a break in, theft, etc to let the committee know so they can be aware of problems in the community. It was stressed the guards should not be called first when a problem occurs in the community, the police should always be the first call and the guards will not call the police for any residents. The committee also asked that homeowners be more vigilant about calling ahead to the

guardhouse when contractors will be coming so there is not as much backlog at the gate when the guards have to call individual owners to find out if a person is allowed access or not.

An owner in attendance suggested that some type of large berm should be installed under the large exit gate on the east side of the property so that no one can squeeze under that area.

ACC:

Chairperson, Evelyn Ortloff, distributed a flyer from the ACC to all the owners in attendance and thanked Board member Lynn Hansen for her hard work as board liaison to the ACC.

An owner in attendance asked if artificial turf is currently allowed in the community. Evelyn stated that the committee does have some samples of the product and are considering it for approval.

Grounds:

Chairperson, Elwayne Hafen, thanked all of the members of the committee. He reviewed a typed report with the owners in attendance. A copy of the report is attached to the minutes.

An owner questioned who was responsible for the rail road ties along Smoky Hill Road. Elwayne explained that the Association maintains the ties and that another alternative will need to be looked at in the future so those can be replaced.

Recreation:

John Marinos reported that there were some issues with the pool in 2007. The pool did not seem to be winterized properly and some pipe issues arose. A new company has been hired for the pool maintenance and homeowner Teague Van Buren volunteered his time to make several of the repairs himself. The new vendor has also repaired any problems they came across. Several of the prior year's lifeguards will be returning for the 2008 season.

John thanked Mary Harris and the entire pool committee for all of their hard work during the pool season.

John also thanked Helen Schuyler, Maureen Klink, Lisa Mills and Mary Harris for their work on the recreation committee which helps bring the great events like the holiday parties, garage sale, etc to the community.

ELECTION OF DIRECTORS:

Prior to the election of directors, the Board asked for volunteers to serve on the nominating committee for 2009 and both Cindy Acree and Claudia Van Buren volunteered to serve.

One position was up for election and the nominating committee for 2008 announced that Henry Ammons and Conrad Monson were the two candidates who volunteered to serve.

Henry Ammons was in attendance and gave a brief speech.

Conrad Monson could not be in attendance so his wife gave a brief speech for him.

The Board called for nominations from the floor, with there being no other nominations from the floor it was moved and seconded to close nominations. Motion carried unanimously.

The owners in attendance were asked to cast their ballots. The ballots were collected and counted and the results were as follows:

56 votes were for Henry Ammons
5 votes for Conrad Monson.

Henry Ammons was elected to the Board for a term of three years which will expire at the Annual meeting in 2011.

Conrad Monson was appointed to fill a vacancy on the Board and the term of that vacancy will expire at the 2009 Annual meeting.

HOMEOWNER'S FORUM:

The following items were discussed:

1. An owner in attendance asked about giving the common areas that are adjacent to individual lots to the owners who own those homes. The Board stated this idea had come up before but most were against the idea and it would also require an amendment to the covenants to make it happen.
2. An owner present discussed an issue with barking dogs in the community and also stated that they felt motorized scooters and ATV's should be banned in the community because they cause too much noise and are dangerous.
3. An owner asked if the Board had applied for any of the xeriscape grants provided by the City of Aurora. The Board stated that some grants had been used in the past and it could be looked at again.
4. An owner asked if the community garage sale would be held again and the Board stated that it would be but would be held earlier in June.

ADJOURNMENT:

There being no other business to come before the owners, the meeting was adjourned at 8:45 p.m.