

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
JULY 16, 2008
MINUTES

BOARD MEMBERS PRESENT: John Marinos, Rob Voyvodic, Vern Harris and Conrad Monson.

ALSO PRESENT: Elwayne Hafen, Dave Parvin, Paul & Ruth Ternlund, George Flores and Don Cook.

CALL TO ORDER:

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

APPROVAL OF THE JUNE 18, 2008 MEETING MINUTES:

It was moved by Rob Voyvodic and seconded by John Marinos to approve the June 18, 2008 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A number of owners who back up to the fence on the South side of the lake were in attendance to discuss the replacement of that fence and whether it should be a five or six foot high fence. After some discussion it was decided that a six foot fence would be the option to go with. The Board then reviewed a bid from Fence Consulting Services to replace the entire length of fence. It was moved by John Marinos and seconded by Conrad Monson to approve the bid for a new six foot fence for a cost of \$17,410. Motion carried unanimously. All owners who currently have a gate in their fence will be billed directly from the fence company for a new gate at \$175.

COMMITTEE REPORTS:

Financials:

Rob Voyvodic reviewed the financial statement with the Board. Rob stated once the reserve study update is completed the Board will need to take a look at the budget and reserves and may need to make a change to the amount of money that is budgeted for the monthly reserve transfer. The Board also reviewed the current delinquency list and status report from the attorney regarding those as collections.

Security:

No July meeting held.

Grounds:

The Board reviewed the Grounds Committee report.

ACC:

Nikki reported that the walk around letters will be going out shortly to all owners with items on their properties that need to be addressed.

Recreation:

The 4th of July party was a success. There were over 200 attendees. The Board wished to thank Helen Schuyler for organizing the event.

There was an incident at the pool where two parties exceeded the maximum amount of guests that are allowed in the pool without hiring an additional lifeguard. The Board stressed the importance of following the rule that 8 guests max are allowed per home and if more than 8 guests are going to attend, it must be arranged ahead of time with the pool committee and an additional lifeguard will need to be hired at the homeowner's expense.

The committee asked if the shower and bathroom lines at the pool could be snaked out as they are slow draining. Nikki stated she will have a plumber come out and at the same time will see if the skimmer lines can be snaked or a camera run through them to see if they do indeed need to be replaced or if there may just be a clog in the system somewhere.

OTHER BUSINESS:

Covenants:

Vern stated that over a year ago the Board had decided to update the governing documents of the community and approve the cost from the Association's attorney. To date nothing has started on that project. Nikki stated she will email Myra and tell her what the Board is looking for in the re-write of the documents and find out when she can begin.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:48 p.m.