

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 20, 2008
MINUTES

BOARD MEMBERS PRESENT: Vern Harris, John Marinos, Henry Ammons, Rob Voyvodic and Conrad Monson.
ALSO PRESENT: Matt & Maggie LaCombe.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:40 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by John Marinos and seconded by Rob Voyvodic to approve the July 16, 2008 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Matt & Maggie LaCombe were present to discuss with the Board their desire to have composite shingles allowed in the community. They did submit a request to the ACC and were denied and told that the product does not conform and harmonize with the community and were at the meeting to find out what it would take to have the committee re-look at the idea of allowing these types of high quality composite shingles.

The Board once again took up the discussion of composite shingles. A very lengthy discussion was held in which the Board weighed the pros and cons of allowing such a product. They also discussed the current position by the ACC as to why the shingles are not allowed and felt that stating that the shingles do not conform and harmonize is very vague. After discussing all of the pros and cons of the product, including the look, durability and insurance premium differences it was moved by John Marinos and seconded by Rob Voyvodic to direct the Architectural Control Committee to choose three Premium Quality Dimensional Composite Shingle roof materials for approval. The Board directed the ACC to choose at least one roof that is rated Impact Resistant. The colors of the shingle that will be allowed will be chosen by the ACC. The decision on the three manufacturers must be made by the ACC no later than October 1, 2008. Motion carried unanimously.

Vern Harris stated he would compose a letter to Evelyn Ortloff, head of the ACC, notifying them of the Boards decision.

COMMITTEE REPORTS:

Financials:

The Board reviewed the financial statement and current delinquency list.

Security:

A committee meeting was held in August and the new committee members talked about their roles on the committee and the role of the committee as a whole. They stated that if the Board is considering cameras for any area of the community they would like to be involved in the process.

Grounds:

The Board reviewed the committee report. It was noted that JBK trimmed the lower branches of many of the trees and removed dead wood. The committee was really happy with their work.

J & J Tree Care sprayed all of the common areas trees for insect control.

A large section of fence along Laredo that was hit by a car and blown over by the wind is being replaced.

The Board asked Nikki to talk with JBK about the rain sensors as some of them do not seem to be working properly.

ACC:

The community walk around has been completed and letters have been sent out. The committee did wish to stress that the new fencing material that was discussed in previous minutes was only approved for two homes in the community and is on a trial basis. The product has only been in use in Colorado for less than a year and it is unknown how it will hold up to the Colorado elements.

RECREATION:

The pool will be closed on Labor Day and once it is shut down and some water drained out, the skimmer lines will be looked at with a camera to see if any blockages can be found.

OTHER BUSINESS:

DSL @ Guardhouse:

The Board approved installing DSL at the guardhouse. Henry Ammons has volunteered to work with Qwest to make sure the Association is getting the right products, etc.

Brick Wall Damage:

The insurance company for the car that hit the brick wall at the guardhouse has paid the Association for the damage and a contractor has been chosen to complete the repairs. The repairs should be completed within the next few weeks.

ADJOURNMENT:

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