

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 2008
MINUTES

BOARD MEMBERS PRESENT: Vern Harris, Rob Voyvodic, John Marinos and Henry Ammons.

ALSO PRESENT: Dorothy Pearson, Kenneth Safe, Elwayne Hafen, Evelyn Ortloff, Beverly Buerstetta, Maggie & Matt LaCombe, Bob Burrell, Dave Weaver, John Springer, Randy Anderson, Kelly Abrams, Elizabeth & Brian Michaud, Ed Bynon, Warren Rice, Joan Eakins, David Parvin, Jorge Flores, Lynn & Gary Hansen, Paul Ternland, Lynda & Bill Lyle, Mary Sautter (Van Vleet), Don Cook, Bernie & Deb Alberter and Kerry Oberle.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:33 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by John Marinos and seconded by Rob Voyvodic to approve the August 29, 2008 minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Dorothy Pearson:

Dorothy stated that she received an ad in her tube without the endorsement from a Shenandoah owner. The rule is if a company who is doing work for an owner in Shenandoah wants to advertise in the tubes, then the homeowner who is having the work done must include their name on the flyer that is being distributed.

Ken Safe:

Ken stated there are many vehicles that come into Shenandoah with the old blue stickers and suggested that some sort of "last chance" sign could go up in the kiosk to warn residents to get the new stickers or you will be required to stop at the gate each time you enter. Ken stated he would also like to see a sign go up sometime in April giving everyone an advanced warning that fireworks are illegal.

Elwayne Hafen:

Elwayne expressed concerns over the Board's recent decision on roofing materials for the community. Elwayne was concerned about who was at the meeting to take part in the discussion. He stated that certain parts of Piney Creek do not allow composite shingles and that he is disappointed with the Board's decision making.

Evelyn Ortloff:

Evelyn stated she was in attendance to listen to everyone who attended. She also passed out some information to the owners in attendance about the number of approved roofs

that have been installed in the community. She also stated that the committee will follow the directive sent to them by the Board of Directors and is visiting some roofing vendors to get ideas on products.

Beverly Buerstetta:

Beverly stated she was more than disappointed in the Board for their roofing decision and that more time should have been invested so the topic could be discussed more. She stated the Board lacked integrity and was self serving and that their actions reeked of self interest. She feels the Board does not care about the ACC and all of their time and effort they spend for the community. She ended by saying shame on you board.

Maggie & Matt LaCombe:

The LaCombe's stated they were the ones who attended the Board meeting and sparked the roofing conversation and that the Board did not know ahead of time the subject would come up. They stated that after they submitted an application to the ACC for composite shingles and were turned down, they went to the Board for an appeal. The LaCombe's stated they disagree with a letter that was distributed to all owners in Shenandoah stating that asphalt shingles devalue the homes and that they had an appraiser tell them the exact opposite. They feel there are many advantages to the product over some of the already approved products and that they were drawn to the community because it was gated and the large lot size not because of the roofing materials that are seen on the homes.

Bob Burrell:

Bob was present to find out how the decision to allow the composite product was made. He stated he believes that higher end roofing products bring more value to the community.

Dave Weaver:

Dave stated that he had wanted to put asphalt shingles on his house several years ago but ended up with another product because it was not approved by the ACC. He is still in favor of allowing the product in the community. Dave stated he sees the economic realities that many are facing and that asphalt roofs are the standard now on many high end homes and some of the other approved choices are too expensive. Dave stated he had started to collect signatures a few years ago of those that were in favor of asphalt products and said the Board is doing a good job and what is best for the community.

John Springer:

John stated that the Board is bound by the Covenants and that the Covenants can be changed if owners don't like them. He feels the Board overstepped their bounds per the Covenants and that the Board should stick to the vote that was taken in 2005 in which a majority of the owners who responded did not want asphalt in the community.

Kelly Abrams:

Kelly stated she was present to listen and to be educated on how the process of these types of decisions works.

Elizabeth Michaud:

Elizabeth thanked the Board for their time. She stated she was disappointed in their decision and felt like the community should have had a chance to speak before a final decision was made. She feels the issue was not processed well enough.

Brian Michaud:

Brian stated he was the owner who distributed a letter in everyone's mail tubes. He stated there was no malicious intent to his letter and he wants no animosity with his neighbors. His intention was to get people to a meeting. He thanked the Board for their time and stated the letter was not a personal attack and can see why it looked that way. He stated his main concern is home values and that if one high end product is allowed what is to say the low end products won't be allowed later. He believes it is not acceptable for the Board to make such a decision without hearing from the residents.

Ed Bynon:

In attendance to listen.

Warren Rice:

Warren said the Board should follow the vote taken three years ago and is floored the Board would override the ACC and feels it is detrimental to the community.

Joan Eakins:

Joan asked if the Association's attorney was told about the meeting and vote three years ago. The Board responded yes. She feels the vote should not be looked at as more a survey and should be honored.

Dave Parvin:

Dave stated he is a 32 year resident and that he was bothered by the vote from three years ago. He believes the language in the vote was not very specific and made it sound like any type of asphalt product would be allowed therefore many people probably voted no because of that. He stated there is new technology and would like to see more discussion on the matter.

Jorge Flores:

In attendance to listen.

Lynn & Gary Hansen:

Lynn stated they were in attendance to support the Board and felt that the letter that was delivered to all the tubes was a personal attack. She commends the ACC and the Board for all the hard work they put in for the community and that she has total faith in the Board and the ACC that the right dimensional product will be chosen and reminded the owners in attendance that the ACC has approved products on a trial basis before.

Paul Ternlund:

Paul thanked the Board and Elwayne for their help in getting the fencing contractor to make changes to the fencing that was installed along the lake. He stated he is unhappy

about the asphalt roof choice made by the Board and feels the ACC has come a long way in adopting new materials for approval and feels the Board overstepped their bounds in their directive to the ACC. He also stated he loves the street signs that were installed in the community several years ago.

Bill & Lynda Lyle:

Bill stated that there are million dollar homes with asphalt roofs and that he supports the Board in their decision. He stated that the Board and the ACC should shake hands and agree to work well together in the future.

Mary Sautter:

Mary stated that they just had a new roof installed on their home. She gave a run down off all the roofing material prices that were given to her by her contractor and in the end chose stone coated steel to install. She feels the price difference is not that big of a deal and does not agree with the asphalt decision.

Don Cook:

Don stated he has served on the ACC and has looked at a lot of roofs and has never seen an asphalt roof that looks like shake and against asphalt.

Bernie Albeter:

Bernie stated he is concerned about the integrity of his home's structure due to the heavier roofs that are allowed by the ACC. He stated he was in attendance to get information and would like to see the community come up to the new standards and technology that many other communities have.

Kerry Oberle:

Kerry stated that he agrees with the Board's decision and feels the community needs more options when it comes to roofing materials. He feels the ACC is hung up on cedar shake roofs or something that looks like a shake roof. He feels there are problems with the weight of many of the approved products and that too much time is spent by the ACC in trying to find a product that looks like shake.

After all the owners who were signed up were allowed to speak the Board spoke briefly on how they came to their decision and why. No motion was made by any Board member to withdraw their decision to direct the ACC to choose three composite materials for approval.

COMMITTEE REPORTS:

Financials:

Rob reviewed the financial statements with the Board. He stated that \$6,000 was collected this month from delinquent homeowners.

Security:

No report

Grounds:

The Board reviewed the grounds committee report. The clubhouse parking lot brick wall was repaired. It was mentioned that the exit gate at the front of the community needs to be repaired or removed. The Board decided to have it removed and stored in the maintenance shed.

The fence on the South side of the lake has been replaced. Fence Consulting Services will be providing the Board a bid to begin another phase of the perimeter fence replacement.

ACC:

Henry reviewed the minutes of the ACC meeting.

Recreation:

The Board asked Nikki to get a second bid for jetting the skimmer lines at the pool.

OTHER BUSINESS:

Renewal of Weststar Management Contract:

The Board reviewed the contract from Weststar Management which would be good for another year and would go from \$1550 per month to \$1650 per month. It was moved by John Marinos and seconded by Rob Voyvodic to approve the contract as presented. Rob, John and Henry voted in favor and Vern abstained due to a client relationship. Motion carried.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:45 p.m.