

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 21, 2009
MINUTES

BOARD MEMBERS PRESENT: Rob Voyvodic, Deb Alberter, Henry Ammons and John Marinos.

ALSO PRESENT: Elwayne Hafen and Matt Lacombe.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved by Rob Voyvodic and seconded by Henry Ammons to approve the September 16, 2009 meeting minutes with some minor corrections. Motion carried unanimously.

HOMEOWNERS FORUM:

An owner was present to inquire about the covenants being re-written/updated. The Board stated the plan is in the beginning stages and a committee will be formed and meetings will be held to keep owners updated on any planned changes, etc.

COMMITTEE REPORTS:

Financials:

Rob Voyvodic reviewed the financial statements with the Board as well as the current delinquency list.

Security:

The committee met and they are still working toward having an active neighborhood watch program in the community again.

Grounds:

Elwayne Hafen reviewed the Grounds committee report. Elwayne reported that J & J Tree Care has submitted their tree care bid for 2010. A new Royal Red Maple will be planted by the committee near the play set in the park in early 2010. Elwayne and Nikki are going to meet with the company that did the crack sealing earlier in the year as it seems as though some of the infrared patches that were to be completed were not. Elwayne has requested a bid from Fence Consulting Services to finish off the perimeter fence project.

ACC:

Deb Alberter reviewed the minutes of the ACC meeting. A special thanks was given to the Garden Club for maintaining the flowerbeds at the entrance to the community as well as the big bed outside of the clubhouse. They are all very well maintained and always look very nice.

Recreation:

The Harvest Moon Ball was a success and well attended. John Marinos reported that Lisa Mills had submitted a bid to clean the clubhouse from top to bottom for approximately \$250. It was moved by Rob Voyvodic and seconded by Deb Alberter to accept her bid. Motion carried unanimously.

OTHER BUSINESS:

Entryway Fence:

A request was made by the ACC to require an owner who stained his fence that backs up to the entry road to pay for the rest of the fences since his fence now stands out. After some discussion, the Board agreed that no action would be taken and no request will be given to the owner to pay for the staining of the other fences.

Renewal of JBK Contract:

It was moved by John Marinos and seconded by Rob Voyvodic to approve the new two year agreement presented by JBK for landscape and snow removal services. The cost for 2010 will be \$45,900 and for 2011 it will be \$48,180. Motion carried unanimously.

Tree Care Bid:

It was moved by Rob Voyvodic and seconded by Henry Ammons to approve the bid submitted by J & J Tree care for trimming of all the common area trees in 2010 for a cost of \$11,324. Motion carried unanimously.

Budget Meeting:

The Board will meet on the regular meeting night of November 18, 2009 but will make the meeting a budget only meeting so that a separate budget meeting does not need to be held.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:37 p.m.