

SHENANDOAH ON SMOKY HILL ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 17, 2010

MINUTES

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

ALSO PRESENT: Evelyn Ortloff, Nellie Harris and Matthew LaCombe.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:36 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Conrad Monson and seconded by Deb Alberter to approve the January 20, 2010 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

Evelyn Ortloff and Nellie Harris were present to discuss a recent rash of improvements done to homes without prior approval of the ACC. They suggested that a flyer be distributed to realtors who come into the community which stresses it's a covenant controlled community that has an active Architectural Control Committee. The Board liked the idea and gave them the go ahead to have the flyers available.

COMMITTEE REPORTS:

Financials:

Rob Voyvodic reviewed the financials with the Board. A discussion was held about changing the time frame of when a delinquent owner is sent to the attorney for collection. It's currently at 90 days and the Board discussed possibly changing it to 60 days. The subject may be brought up at the Annual meeting for feedback from the owners present.

Security:

No update.

Grounds:

The last phase of the fence replacement has been delayed a bit due to weather, but will resume as soon as the weather allows.

ACC:

The Committee will once again prepare a hand out for all owners at the Annual meeting showing all projects that were approved or denied.

Recreation:

No report.

OTHER BUSINESS:

Tree Spraying:

The Board reviewed a bid from J & J Tree Care for spraying of the common area trees. It was moved by John Marinos and seconded by Conrad Monson to approve the bid as submitted. Motion carried unanimously.

Covenant Update:

Henry Ammons stated that he would still like to pursue the matter this year, but more volunteers may be needed to form a committee to start the process.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:00 p.m.