

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 17, 2010
MINUTES

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

ALSO PRESENT: Elwayne Hafen

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by John Marinos and seconded by Conrad Monson to approve the October 20, 2010 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

Rob Voyvodic reported that a finance committee meeting was held and the reserve study was reviewed. Many of the items listed in the reserve study were taken care of and some listed for 2011 are not necessary to do at this point so the committee feels the reserve funding is on track.

The Board also reviewed the monthly financial and current delinquency list.

Security:

It was reported that a home invasion happened in October, the police were called and the suspect was arrested. The Committee reviewed a proposal for security services provided by Shenandoah Security. An annual contract from the current vendor was requested and once received the committee will review and report back to the Board.

Grounds:

Elwayne Hafen reviewed the committee report. The street sign on Joplin has been replaced. The committee is still waiting for bids on replacing the south door in the clubhouse as well as painting of the guardhouse interior and exterior.

ACC:

Deb Alberter reviewed the minutes of the ACC meeting.

Recreation:

No report

OTHER BUSINESS

Resignation of Board Member:

Rob Voyvodic reported that he will need to resign prior to his term expiring. It was moved by John Marinos and seconded by Conrad Monson to accept Rob's resignation and to appoint

homeowner Tim Little to fill his term. Motion carried unanimously. The Board thanked Rob for all of his service during his time on the Board.

On-Line Payment Authorization:

The Board reviewed and signed an authorization allowing Weststar Management to offer on line payment services for dues. This option will be available in early 2011.

2010 Audit:

The Board reviewed and approved an engagement letter from Frank Sassolino, CPA to perform the 2010 year-end audit and tax return for the Association.

Tree Trimming Bid:

The Board reviewed and approved a bid from J & J Tree care for the trimming of the common area trees for a cost of \$12,800. J & J provided the Association a 20% discount for doing the work during the late winter months.

Pool Contract:

The Board approved a 6 day a week contract with Pool Shark for the 2011 pool season.

Management Contract:

The Board reviewed and approved the management contract for 2011 with a \$50 per month increase.

2011 Budget:

The Board reviewed a draft of the 2011 budget. After some discussion of the various line items it was moved by John Marinos and seconded by Deb Alberter to approve the 2011 budget with a \$5 per month dues increase. Motion carried unanimously.

Trash Service:

Henry Ammons reported he received a flyer from a trash vendor and stated he would give them a call to see if they provide curb side pickup and what their price would be for Shenandoah.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:22 p.m.