

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
ANNUAL MEETING
MARCH 16, 2011
MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 6:45 p.m. A quorum was established.

STATE OF THE ASSOCIATION

Board President Henry Ammons introduced the Board of Directors and the Management Company and gave a brief overview of items accomplished over the past year.

APPROVAL OF MINUTES:

It was moved and seconded to approve the 2010 Annual meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

Henry Ammons reviewed the year-end financials with the members present. A lengthy discussion was held regarding the delinquencies in the community and the steps the Board takes to cure those delinquencies.

Security:

John Marinos reported that according to the Aurora P.A.R. officer, Shenandoah has the lowest crime rate in Aurora. One break in was reported in the community in 2010.

Grounds:

Elwayne Hafen reviewed the Grounds Committee report which was also distributed to all Owners. Board liaison Conrad Monson thanked Elwayne and all of the committee members for their hard work. Elwayne thanked Don Cook, JD Fairey and Jeff Jones his fellow committee members.

ACC:

Deb Alberter reviewed a handout distributed to all the Owners from the ACC Committee. Deb stated that the committee works very hard all year long and does thorough investigations on new products, etc. that homeowners request to use. She reported that 74 applications were approved and one was denied in 2010. An owner present thanked the committee for their hard work and complimented them on how easy they were to work with on a project he did to his home.

Recreation:

John Marinos reported that the Recreation Committee is looking for more members. John thanked Sanchia Anderson for her work on the community garage sale, Helen Schuyler for putting together the

4th of July event, Lisa Mills for her work on several events in the community and Barb Larson for her hard work on the pool.

ELECTION OF DIRECTORS:

The Board announced that two positions were available for election. It was moved and seconded to nominate Henry Ammons and Sanchia Anderson. Motion carried unanimously. The Board called for any further nominations from the floor. No further nominations were made. It was moved and seconded to close nominations and to elect Henry Ammons and Sanchia Anderson by acclamation. Motion carried unanimously. Their terms will expire at the Annual meeting in 2014.

HOMEOWNERS FORUM:

An owner present asked why the snow is plowed to the middle of the street. The Board and Elwayne Hafen explained the process, what has been done in the past and why the middle of the street is the best option for Shenandoah.

An owner present asked if the Association had been registered with the DORA office as required and Nikki Kreger with Weststar Management explained that the HOA was registered and it will be renewed each year as required.

An owner present commented that the West gate on the tennis courts could use some work as it does not open and close very well.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:45 p.m.