

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 20, 2011
MINUTES

BOARD MEMBERS PRESENT: Sanchia Anderson, Deb Alberter and Henry Ammons.
ALSO PRESENT: Evelyn Ortloff, Kirk Bateman, Ken Safe, Elwayne Hafen and Jeff Jones.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved by Deb Alberter and seconded by Henry Ammons to approve the February 16, 2011 meeting minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIALS:

Henry Ammons reviewed the current financial with the Board as well as the current delinquencies.

HOMEOWNERS FORUM:

Jeff Jones was present to discuss the bid he has presented to the Board for security services. Jeff wished to stress again to the Board that he feels John Marinos should not be allowed to serve on the Board and run the Security contract.

Ken Safe was present to discuss several items he wanted the Board to look into. One item was trash cans being left out. A reminder to all residents that trash cans cannot be left out and visible during the week. The cans can be placed at the curb late Sunday and must be removed after the trash has been picked up on Monday and either stored in the garage or behind the fence out of view.

COMMITTEE REPORTS:

Security:

No report

Grounds:

Elwayne reviewed the grounds report with the Board. The 2011 tree trimming has been completed by J & J Tree Care as well as feeding of the trees. J & J is also going to water the trees along Smoky Hill Road. The roads will be crack sealed shortly and after the crack sealing is done some striping will be completed. JBK will be turning on the sprinkler system earlier than normal this season due to the dry winter.

ACC:

Deb Alberter reviewed the minutes of the last ACC meeting. The Board discussed an issue with one homeowner that has installed the incorrect roofing material that was not approved by the ACC. Henry reported that he spoke with the Association's attorney and explained the options for correcting the matter with the Board. It was decided that a recorded notice of covenant violation would be filed with the County which would require the owner to replace the roof prior to the sale of the home in order to obtain clear title. A fine notice will also be sent to the owner and escalating fines per the regulations of the Association will be levied until the correct roof is installed.

Henry Ammons asked that the Board review the current fine policy and come up with recommendations on how it can be improved in light of this current situation.

Recreation:

Sanchia Anderson stated she will head up the community garage sale again this year and it looks to be held on June 11th.

The Board discussed the use of the Association's amenities by those who are delinquent with their HOA dues. The board agreed that those who are delinquent but are on a payment plan and keeping current with that payment plan for at least

three months may still have use of the facilities per the discretion of the Board. Anyone who is delinquent and is making no attempt at becoming current may not use any of the amenities (pool, tennis, and clubhouse).

OTHER BUSINESS:

Email Items:

The Board reviewed an email from new Board member Sanchia Anderson and discussed several questions that were asked in the email.

Sanchia asked about the lifeguards and it was discussed that no lifeguards would be used this summer at the pool. Sanchia asked if a slide could be installed at the pool. The Board asked Nikki to speak with the HOA attorney and the insurance agent to find out if this would be acceptable.

Sanchia suggested that pet waste stations could be installed in various locations around the park, etc. These stations come with a post that has a sign about picking up after your pet, bags for use in picking up the pet waste and a trash can for disposing of the bag and waste. Nikki Kreger stated she will order three of these stations out of a property management catalog she uses and have Bob install and maintain them.

Sanchia stated she would like to work on a newsletter for the community and will begin putting one together and get people to contribute.

The Board thanked Sanchia for all of her great ideas and efforts.

ELECTION OF OFFICERS:

It was moved and seconded to elect the following Board members to the follow office and committees:

President:	Henry Ammons
Vice Pres:	Deb Alberter, ACC
Treasurer:	John Marinos, Recreation
Secretary:	Sanchia Anderson, Security
Member @ Large:	Conrad Monson, Grounds

Motion carried unanimously.

CRACK SEALING:

The Board approved the bid from Rocky Mountain Pavement Maintenance for crack sealing the streets.

STRIPING:

The Board approved the bid from Rocky Mountain Parking Lot Services for striping to be done at the entrance and the four way stops.

TRASH CONTRACT:

The Board reviewed a request from the trash company to renew the current contract. The Board instructed Nikki to speak with the account manager and find out what they would do as far as providing large toters to each home for trash and recycling. Nikki will report back to the Board.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:15 p.m.