

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 17, 2011
MINUTES

BOARD MEMBERS PRESENT: Deb Alberter, John Marinos, Henry Ammons, Sanchia Anderson and Conrad Monson.

ALSO PRESENT: Randy Nielson (Boy Scouts), Dick Schutt, Barbara Larson, Elwayne Hafen, Glenn Chapdelaine, Evelyn Ortloff, Ken Safe, Mari Thaxton, George Reish and Kirk Bateman.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:34 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by John Marinos and seconded by Sanchia Anderson to approve the July 20, 2011 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Evelyn Ortloff commented on what a great employee John Fairey is at the guardhouse and how much she appreciates him.

George Reish stated that he contacted the City of Aurora and they came out and painted the fire hydrants in the community.

Ken Safe commented that snow removal season is approaching and that cars should not be parked on the street as it makes it hard for the plows to maneuver.

Dick Schutt was present to discuss flags for the community installed by the boy scouts. A flyer will be distributed to all owners regarding this.

Elwayne Hafen stated that a contractor for one of the owners was asked to leave the community by another owner and they were told that they could not mow an owner's lot because it was 7 a.m. Unfortunately this is not the case, the City of Aurora allows work like this to start at 7am so whoever is telling vendors to leave needs to stop.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the financials with the Board as well as the delinquencies. The Association foreclosed on one of its liens and due to this action the association dues owed were paid in full.

Grounds:

Elwayne Hafen reviewed his report with the Board. Shenandoah has experienced an unusually high number of sprinkler problems this year. Due to an algae problem in the lake several

species of fish were introduced to the lake and they include Grass Carp, Blue Gill, Fathead Minnows and Large Mouth Bass. Fence consulting services is working on replacing several broken posts on the HOA fence. Bids were received for some brick column repairs and Masonry Restoration Masters were chosen as the vendor.

Security:

Sanchia Anderson reported that the committee is still gathering information on an electronic gate for the community and hopes to have more information in the coming months.

ACC:

Deb Alberter reviewed the minutes of the ACC meeting with the Board.

Recreation:

Barbara Larson reported that two new tables and 8 chairs were purchased for the pool. New steel doors were added to the pool pump room and the pump house at the lake. Three new pots were added to the outside of the pool area. The electrical and mechanical permit passed for the new pool heater and a new gas meter will be installed by Xcel Energy. The pool will need to be painted prior to next season.

OTHER BUSINESS:

The completed 2010 year-end audit was distributed to the Board and tax returns were signed.

ADJOURNMENT:

There being no other business to come before the Board the meeting was adjourned at 8:30 p.m.