

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 19, 2011
MINUTES

BOARD MEMBERS PRESENT: Deb Alberter, Sanchia Anderson and Henry Ammons.

ALSO PRESENT: Elwayne Hafen, Barbara Larson, Kirk Bateman, Kevin Reish, Ken Safe, Jean Franzman, Evelyn Ortloff and Eric Plouffe from JBK Landscape.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved by Deb Alberter and seconded by Sanchia Anderson to approve the September 21, 2011 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Barbara Larson was present to report on several projects. Painting of the clubhouse, pool fence, pump house and some interior and exterior clubhouse items will begin shortly. New light fixtures were purchased for the inside of the clubhouse. Some repairs were made to the tennis courts and more will come in the spring.

Evelyn Ortloff reported that the Green Thumbers Garden Club purchased and installed two park benches and two picnic tables.

Jean Franzman was present to discuss an issue with a neighbor and the state of their property.

Ken Safe was present to lodge a complaint about a home in disrepair and as well as a complaint about the amount of time it takes for the meeting minutes to be delivered to the tubes. Sanchia Anderson stated she would take over delivering the minutes to each house.

Kevin Reish was present to discuss the current playground and possible replacement. Kevin received two bids and provided copies of the bids to the Board for review.

Eric Plouffe with JBK Landscape was present to discuss spraying for weeds in the community due to the recent bee issue. Eric explained that only one spray for weeds is done per year and its only spot spraying. The grass is healthy enough that no more than one spray is needed. No insecticides are used by JBK only fertilizer and herbicides.

COMMITTEE REPORTS:

Financials:

The Board reviewed the current financials as well as the delinquencies.

Security:

Sanchia Anderson reported there were some issues with drag racing in the community. Residents are encouraged to call the police if they see this type of activity. The committee is still working on pricing for a drop gate for the community and will report to the Board when they have more information.

Grounds:

Elwayne reviewed the committee report with the Board. The community sprinklers were winterized on October 17th. The brick pillar repair work was completed. Five light poles in the park will be painted when the other paint work is done by the contractor.

ACC:

Deb Alberter reviewed the minutes of the ACC meeting.

Recreation:

The Board discussed implementing a fee for rental of the clubhouse. It was decided that beginning January 1, 2010 the fee to rent the clubhouse will be \$50 with a \$250 deposit. The deposit will be returned if no damage occurs. The Board is also working on bids for remodeling of the clubhouse.

OTHER BUSINESS:

JBK Contract Renewal:

The Board reviewed the contract renewal presented by JBK. The price will remain the same for the next two years meaning there will be no increase for a total of three years. The Board unanimously approved the contract extension.

J & J Tree Care Bid:

The Board reviewed a bid for the trimming of trees for 2012. The Board unanimously approved the bid from J & J for a cost of \$13,832.

Engagement Letter for Audit:

The Board reviewed the proposal from Frank Sassolino, CPA to complete the 2011 year-end audit. The price will be the same as the prior year to complete the audit and tax return so the Board approved signing the engagement letter.

ADJOURNMENT:

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