

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2011
MINUTES

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

ALSO PRESENT: Elwayne Hafen, Kevin Reish, Barbara Larson, Jennifer Flores and Howard Nutt.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:32 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by John Marinos and seconded by Deb Alberter to approve the October 19, 2011 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Howard Nutt commented on how nice the new stain on the clubhouse and other buildings looked and the Board thanked Barbara Larson for all of her work on the painting contract and working with the vendor. Howard Nutt also suggested some type of wire system be installed at the pond to help keep the geese away. The wires are run from all sides of the pond and it keeps the geese from landing.

Barbara Larson reported that shelves for the pump house were purchased and installed and it looks very nice now.

Kevin Reish was present to discuss a new playground for the community and to follow up with the Board on previous bids he gave to them.

Two other owners in attendance voiced their approval for upgrading the current playground equipment.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the financials with the Board as well as the current delinquencies.

Security:

The Board reviewed some preliminary bids for a gate system at the entrance to Shenandoah. This would be used to replace the graveyard shift if it is voted on to proceed. More bids will be obtained and the matter will be discussed at future meetings. The computer in the guardhouse needs to be replaced. Henry Ammons suggested a Mini-Mac as a replacement and the Board agreed. Henry will purchase the new computer and install it at the guardhouse.

Grounds:

Elwayne Hafen reviewed the grounds report with the Board. He reported that the lake fountain pump had to be sent out for repairs and a new extension cord needed to be ordered. A section of the Shenandoah fence along Smoky Hill Road was illegally stained by the Cherry Hill Learning Center owner. The painting/staining work at the clubhouse has been completed as well as the pole lights in the park.

The Board reviewed a bid from Fence Consulting Services to replace the fencing along the entrance and exit to the community. It was moved by John Marinos and seconded by Deb Alberter to approve the bid for a total of \$27,154. Motion carried unanimously. Fence Consulting will notify all owners of when they will begin work and one homeowner with large overgrown junipers will be notified to have them trimmed back by at least 18 inches prior to the fence work beginning.

ACC:

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

Recreation:

The Board reviewed bids for remodeling of the clubhouse. More discussion will be held once results from the survey going out to all owners are compiled.

OTHER BUSINESS:

2012 Budget:

The Board reviewed the proposed 2012 budget prepared by Weststar Management. After discussion on several of the line items, it was moved by John Marinos and seconded by Sanchia Anderson to approve the 2012 budget including a dues increase from \$210 to \$215 per month. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:00 p.m.