

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 18, 2012
MINUTES

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

ALSO PRESENT: Bob Shelton, Howard Nutt, Gloria Puester, Barbara Larson, Lou Svoboda, Matthew LaCombe, Glen Chapdelaine, Kirk Bateman, Dick Schutt, Evelyn Ortloff, Elwayne Hafen, Carol Ryan and Laura Chapdelaine.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Deb Alberter and seconded by Sanchia Anderson to approve the November 16, 2011 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Bob Shelton was present to ask a few questions on the 2012 budget.

Several owners were in attendance to get results of a recent survey that was sent out to the community.

Howard Nutt commented that he hired J & J Tree Care to do some trees at his home and he was very pleased and would recommend them.

COMMITTEE REPORTS:

Financials:

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

Security:

Sanchia Anderson reported that bids and ideas are still being worked for a front entry gate system and a card key entry system for the pool, east gate, tennis court, etc. and a possible camera system as well. The Eagle Security contract was renewed and signed.

Grounds:

Elwayne Hafen reviewed his report with the Board. He reported that the fountain pump was repaired and a new extension cord was replaced. The fence replacement project along the entry and exit was approved by the Board and will begin shortly. J & J plans to trim the community trees in February. JBK has been applying Ice Melt at the entrance and exit and intersections when conditions are appropriate versus using salt and sand.

ACC:

Deb Alberter reported that one new roof, one new garage door and one new mailbox have been approved by the committee in the last 30 days.

Recreation:

No report.

OTHER BUSINESS:

Change to Regulation 9-Fine Policy:

The Board reviewed changes to Regulation 9 prepared by Board President Henry Ammons. After some discussion it was moved by Deb Alberter and seconded by John Marinos to approve the changes as presented. Motion carried unanimously. Nikki Kreger will re-type the regulation and mail it out to all owners.

Bid for Goose Control:

The Board reviewed a bid from a company called Colorado Good Dog Mama who uses dogs to help control the goose population. After seeing the high cost the Board decided not to try the program.

Survey Results:

Henry Ammons reviewed the results of the survey sent out to the community with the Owners present. He also stated that the results in spreadsheet form can be found on the Shenandoah web site.

Clubhouse Remodel:

The Board discussed the bid from 3R Services, which is the final contractor chosen to do the remodel of the clubhouse. Some Owners in attendance suggested that the work could be done by homeowners in the community on a volunteer basis. The Board did consider the suggestion, but based on time constraints and insurance issues it was decided that a licensed contractor would be the better route to take. Pending comments from the Association's attorney, it was moved by Henry Ammons and seconded by John Marinos to approve the contract from 3R Services for approximately \$37,400. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:09 p.m.