

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

ANNUAL MEETING

MARCH 21, 2012

MINUTES

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved and seconded to approve the 2011 Annual meeting minutes as presented. Motion carried unanimously.

STATE OF THE ASSOCIATION:

Board President Henry Ammons gave a brief report to the Owners present on items accomplished over the past year as well as a recap of the homes sold in the community and their price.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the year-end financials with the Owners. A discussion on the current state of delinquencies was held as well as some future projects that will be accomplished.

Security:

Sanchia Anderson reported that the Security Committee currently consists of three members but the committee is looking for more members. Sanchia reported that the Eagle Security contract was renewed for two years and the committee is working on pricing for a gate system along with cameras.

Grounds:

Elwayne Hafen reviewed the Grounds Committee report distributed to all Owners in attendance and gave a brief overview on some projects the committee is working on. Elwayne thanked his fellow committee members, Barb Larson, Don Cook, JD Fairey, Kirk Bateman and Howard Nutt.

ACC:

Deb Alberter reviewed a report distributed to all Owners in attendance. She noted that 48 applications were approved over the last year for improvements at homes.

Recreation:

John Marinos reported that the events held over the year for the community were a success. He thanked Barb Larson for all of her hard work volunteering at the pool and keeping it looking great and running smoothly. John thanked Helen Schuyler for her work on putting together the annual 4th of July celebration for the community and for the volunteers who helped make the Easter egg hunt a success. Sanchia Anderson announced that the community will once again hold the annual garage sale.

ELECTION OF DIRECTORS:

The Board announced that two positions were up for election and that a nominating committee made up of Mari Thaxton, Kirk Bateman and Deb Alberter presented two nominees. The nominees were Kirk Bateman and George Reish.

The Board called for other nominations from the floor. It was moved and seconded to nominate Grant Sacks. Motion carried unanimously. With no other nominations from the floor it was moved and seconded to close nominations. Motion carried unanimously.

Each of the candidates gave a brief speech on why they want to serve on the Board, etc. The Board then asked each Owner to fill out their ballots and vote for two of the nominees. The ballots were tallied and it was announced that Kirk Bateman and Grant Sacks were elected. Their terms will expire at the Annual meeting in 2015.

HOMEOWNERS FORUM:

Questions on the budget were asked and answered by the Board.

An owner present reminded everyone in attendance the importance of making sure they have insurance on their homes or renters insurance in light of the recent fire in the community.

A lengthy discussion was held regarding a survey sent out by the Board. The topic of a new playground was discussed at length with both those in favor of spending money on a new playground and those against stating their opinions.

ADJOURNMENT:

There being no other business to come before the Owners, the meeting was adjourned at 8:45 p.m.