

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 20, 2012
MINUTES

BOARD MEMBERS PRESENT: John Marinos, Sanchia Anderson, Henry Ammons and Kirk Bateman.
ALSO PRESENT: Mari Thaxton, Barb Larson, Ken Safe, Howard Nutt, Matthew LaCombe, Bob Shelton, John Sweeney, Elwayne Hafen, Nancy Croft and Warren Rice.

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 John Marinos and seconded by Sanchia Anderson to approve the May 17, 2012 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Howard Nutt reported that National Night Out will take place August 7th at Sagebrush Park. Ken Safe requested that the streets be swept along with the clubhouse parking lot. He also noted that there is a large Russian Olive branch hanging from an Owner's lot onto the common area fence and it needs to be removed. Nancy Croft was present to state her opinion on allowing food at the pool and thanked the Board for hiring lifeguards again at the pool.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the financials with the Board along with the current delinquencies.

Security:

Sanchia Anderson stated that a meeting will be held soon with a company to discuss security gates.

Grounds:

Kirk Bateman reviewed the grounds committee report. The Svoboda's are donating a Northern Red Oak tree to the community and it will be planted in the second island where a large cottonwood tree was previously removed. The Board thanked the Svoboda's for their kind donation. The curb and gutter replacement project started on June 20th. J & J Tree care sprayed trees in the community per a prior signed bid. A few trees along Smoky Hill Road were removed due to poor health. The bushes at the entrance and exit were trimmed back as they were causing visual problems along Smoky Hill Road. The committee asks that everyone who has yards along the perimeter fence not allow materials to lean against the fence as it causes damage and do not make repairs to or tamper with the perimeter fence as it belongs to the HOA and the HOA has a vendor they use to make repairs.

The Board and committee reviewed two bids from JBK Landscape and Valley Crest for adding Rip Rock around the perimeter of the lake to help with erosion. The difference in price was \$350. It was moved by John Marinos and seconded by Kirk Bateman to accept the bid from JBK Landscape for \$26, 350. Motion carried unanimously.

Barbara Larson reported that she met with the contractor who did the clubhouse remodel and he has bid repairing the existing play structure. The bid includes repairing and replacing some of the wood, expanding the footprint of the play structure by removing and adding new landscape timbers and making the timbers higher off the ground as well as adding more gravel to the entire area. Along with that two new pieces of play equipment will be added to the area for a cost not to exceed \$40,000. It was moved by Kirk Bateman and seconded by Sanchia Anderson to approve the project. Motion carried unanimously.

ACC:

Evelyn Ortloff reported that the committee is keeping a close eye on new roofs that are going up in the community due to recent hail storms to make sure that the correct shingles for the roof are delivered by the manufacturers.

Recreation:

51 homes participated in the community garage sale. The Board thanked Sanchia and all the volunteers for doing such a great job with the set up and maps, etc. for the event. The 4th of July picnic will be held again this year in the park.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:33 p.m.