

SHENANDOAH ON SMOKY HILL ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 12, 2012

MINUTES

BOARD MEMBERS PRESENT: John Marinos, Grant Sacks, Henry Ammons and Sanchia Anderson.

ALSO PRESENT: Evelyn Ortloff.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

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

COMMITTEE REPORTS:

Financials:

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

Security:

No Report.

Grounds:

The committee reported that the sprinklers for the community were blown out on October 24th. The railroad ties on Smoky Hill remain under review for replacement, cost, responsibility, etc. A reminder was given to all residents to not park on the streets when it snows in order to help with the plowing, etc.

ACC:

Evelyn Ortloff reported that 30 new roofs have been installed since June of 2012. A home that was destroyed by fire is currently being worked on and rebuilt.

OTHER BUSINESS:

Management Agreement Renewal:

The Board reviewed a renewal presented by Weststar Management for a \$25 per month increase and unanimously approved.

Budget:

The Board reviewed the draft 2013 budget. After a lengthy discussion regarding operating items, reserve expenses and following the recommendations of the Reserve Study it was moved by John Marinos and seconded by Grant Sacks to approve the 2013 budget which includes a \$5 dues increase. Motion carried unanimously.

ADJOURNMENT:

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