

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

ANNUAL MEETING

MARCH 20, 2013

MINUTES

CALL TO ORDER:

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

APPROVAL OF 2012 ANNUAL MEETING MINUTES:

It was moved and seconded to approve the 2012 Annual meeting minutes as presented. Motion carried unanimously.

STATE OF THE ASSOCIATION:

Board President Henry Ammons gave a brief overview of events that occurred over the past year in the community as well as a report on home sales and prices.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the year end financials with the owners present. He reported that some of the major expenses for the past year were rock around the perimeter of the lake, the clubhouse remodel, playground improvements and curb and gutter replacement. John also reported that the Association is placing \$8,700 per month into the Reserve fund for future projects.

Security:

A brief report was given on some of the small crimes that occurred in the neighborhood over the past year. A reminder was given to all residents to make sure and report all guests to the guardhouse and to remind guests and delivery people that they MUST check in prior to entering the community.

Grounds:

Kirk Bateman reviewed the committee report with the Owners present. It was reported that JBK Landscape finished the rock project around the lake as well as a new viewing area with dock and lights. The lake is still being serviced by Quality Water Bio Systems. The Committee thanked Barbara Larson for all of her volunteer time in overseeing the upgrades and expansion of the playground equipment. J and J Tree Care will continue to service the common area trees and normal perimeter fence repairs will be made on an ongoing basis. Crack sealing will be done on the streets of the community again. The Committee continues to evaluate areas where new trees should be planted and will give recommendations to the Board. Kirk thanked current committee members Barbara Larson, Don Cook, George Reish and JD Fairey as well as Chairman Elwayne Hafen for all of their hard work over the past year.

ACC:

Grant Sacks reviewed a report compiled by the ACC Committee. The Board thanked all of the committee members for their hard work over the past year. A reminder was given to all residents that approval is required by the committee prior to any work done on the outside of the homes. A reminder was given to always keep trash and recycle bins out of view from the street when it's not trash day. Committee Chairperson Evelyn Ortloff thanked Joan Eakins who recently resigned from the committee after many years of service for all of her hard work and dedication.

Recreation:

John Marinos reported that committee members are needed. Helen Schuyler was thanked for all of her hard work done in organizing the community 4th of July celebrations and for her work on the welcome committee. John Marinos thanked Barbara Larson for taking great care of the pool and keeping it running smoothly. Sara Small was thanked for spearheading the community Easter Egg Hunt. John reported that the community garage sale will once again be held and thanked Sanchia Anderson for all of her efforts in organizing the sale. John thanked Mari Thaxton for volunteering as the clubhouse manager and helping all residents with their reservation requests.

ELECTION OF DIRECTOR:

The Board announced that one position on the Board was up for election. The nominating committee of Gloria Puester and Katherine Svoboda announced that current member John Marinos has agreed to run for the Board again. There being no other nominations from the floor it was moved and seconded to elect John Marinos by acclamation. Motion carried unanimously. John's term will expire at the Annual meeting in 2016.

HOMEOWNERS FORUM:

Elwayne Hafen thanked the Board for all of their hard work.

An owner asked if the new community directories would be delivered soon and the Board stated they would.

An owner questioned what type of projects that Board is looking to do over the next year. The Board stated they will be following the Reserve Study as a guide and begin to replace items that have exceeded their useful life.

An owner questioned what could be done about dog owners who do not pick up after their pets. The Board stated they will continue to remind residents through meeting minutes and emails and that neighbors could talk to those they see not picking up.

ADJOURNMENT:

There being no other business to come before the Owners, the meeting was adjourned at 7:40 p.m.