

SHENANDOAH ON SMOKY HILL ASSOCIATION

BOARD OF DIRECTORS MEETING

JUNE 19, 2013

MINUTES

BOARD MEMBERS PRESENT: Henry Ammons, Sanchia Anderson and Kirk Bateman.

ALSO PRESENT: J.D. Fairey, Matt LaCombe, Mari Thaxton, Mark Harper, John Sweeney, Elwayne Hafen, Andrew Stein with Coloradoscapes, LLC, Thurman and Elsa Gould and Barbara Larson.

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 Kirk Bateman to approve the May 15, 2013 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Thurman and Elsa Gould were present to discuss a complaint submitted on behalf of themselves and others in the community regarding covenant violations at an address. The Board acknowledged the complaint and stated that they had communication with the owner in question and discussed the ongoing issues.

COMMITTEE REPORTS:

Grounds:

Andrew Stein with Coloradoscapes, LLC was present to discuss a conceptual bid for the rail road tie wall on Smoky Hill Road. He presented pictures and gave a brief presentation on what their plan would be for replacing the wall. A formal bid will follow. Kirk Bateman reviewed the grounds committee report. A section of the perimeter fence along Chambers Road was repaired. The power receptacles and lights at the entrance and flower gardens were repaired as well as the light that shines on the flag pole. JBK continues to address various sprinkler problems as they come up in the community. Kirk Bateman and Elwayne Hafen poured two new concrete pads for the new trash containers purchased by the Garden Club. A resident donated the cost to have electrical run from the clubhouse parking lot to a pine tree west of the parking lot so the tree can be decorated with lights during the holidays.

Financials:

Nikki Kreger reviewed the financials with the Board. It was noted that the cost of the community directories had been coded to the Social line item of the budget but has been reclassified to the Administration line item where it should have gone. The Board reviewed the current delinquencies.

Security:

Sanchia Anderson reviewed the committee report with the Board. The committee met and discussed the immediate needs of the community versus projected needs. It was determined that the computer

program used by the guards for access lists is not meeting their needs. The committee will look into options for upgrading to a new program. The topic of security cameras at the pool and guardhouse was discussed. Two of the committee members will be researching gated communities in the metro area for ideas for Shenandoah. The committee has decided that a drop gate will not meet the needs of Shenandoah so they will be looking at a swinging or sliding type of gate system. This system would eventually eliminate the 3rd shift of the guards, but two guard shifts would still be needed during the day.

ACC:

Kirk Bateman reviewed the minutes of the ACC meeting.

Recreation:

Mari Thaxton reported that when the clubhouse is being rented the guests are complaining that the toilets are running slow in the bathrooms. Nikki will have a plumber come out to take a look. Sanchia reported that 42 homes have signed up for the garage sale. New pool chairs have been ordered and are set to be delivered mid July. An alarm was installed on the pool gate that makes a loud noise when the gate is not shut properly or is propped open.

OTHER BUSINESS:

Regulation 6-Swimming Pools:

The Board reviewed changes to the current regulation. It was moved by Sanchia Anderson and seconded by Kirk Bateman to approve the revised regulation. Motion carried unanimously.

Appointment of New Board Member:

The Board recently had a position become available due to a member leaving that sold their home. J.D. Fairey has volunteered to fill the vacant position through the end of the term and the Board unanimously accepted.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:00 p.m.