

SHENANDOAH ON SMOKY HILL ASSOCIATION

BOARD OF DIRECTORS MEETING

OCTOBER 16, 2013

MINUTES

BOARD MEMBERS PRESENT: John Marinos, JD Fairey, Sanchia Anderson, Kirk Bateman and Henry Ammons.

ALSO PRESENT: Mari Thaxton, Richard Crow, Elwayne Hafen, Glenn Chapdelaine and Laura Noe.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:32 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by John Marinos and seconded by Kirk Bateman to approve the September 18, 2013 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:

Discussion deferred to Other Business section of the agenda.

Grounds:

Elwayne Hafen reviewed the committee report with the Board. He stated that an Owner donated a Red Oak tree to the community and paid to have it planted at the NE end of the park. The committee is gathering info on new tree locations for the community as well as types of trees. The tennis court lights were repaired.

ACC:

JD Fairey reviewed the minutes of the ACC meeting with the Board.

Recreation:

Pool is closed for the season. The pool heater will need to be repaired when the pool opens next year. The Harvest Moon Ball at the Springer's home was a success and the Board thanked them for hosting.

HOMEOWNERS FORUM:

A homeowner present questioned a letter received by the ACC that they felt was in error. The house will be looked at again to determine if violations are on another property. A question was asked on how to report streets pole lights that are out. Henry stated that directions for reporting are on the Shenandoah web site.

OTHER BUSINESS:**Engagement Letter for 2013 Audit:**

The Board signed the engagement letter for the 2013 year-end audit. Frank Sassolino, CPA will perform the audit once again for the same price.

JBK Contract Renewal:

The Board reviewed a two year contract renewal presented by JBK Landscape which included a 3% price increase over the last two years. It was moved by Kirk Bateman and seconded by JD Fairey to accept the renewal as presented. Motion carried unanimously.

Security Committee Report:

The committee presented bids from three companies for guardhouse personnel. A lengthy discussion was held on what each company can provide to the community as well as the cost that goes along with their service. The Board instructed Nikki Kreger to ask the HOA's insurance carrier if the insurance would cost more money if a new company was hired and they use actual security guards and patrol the neighborhood. Nikki was also instructed to speak to the HOA's attorney about security vs. gate access. No decision on a company was made at the meeting and more discussion will be held.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:15 p.m.