

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 20, 2013

MINUTES

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

ALSO PRESENT: Mari Thaxton, Maggie & Matt LaCombe, Evelyn Ortloff and Elwayne Hafen.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:33 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Kirk Bateman and seconded by John Marinos to approve the October 16, 2013 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the financial statements with the Board as well as the current delinquencies.

Gate Access:

A gate access report was given by Eagle Security. The gate personnel are trying to get faded and damaged car stickers replaced. The gatehouse continues to receive calls regarding dogs running loose and want to remind residents to register their pets with the gate so they can try and help ID loose dogs. Since October 1, 2013 there have been 2 fire truck visits, 2 ambulance visits, 8 Aurora police visits, 5 gate runners and 1 process server for the HOA that have come through the neighborhood. A discussion was held on the current gate access contract which expires at the end of the year.

Grounds:

The Board and committee reviewed a bid from JBK for planting of 5 new trees. It was moved by Henry Ammons and seconded by Kirk Bateman to approve the bid as presented. Motion carried unanimously. \$500 of the cost is being covered by a donation from the Garden Club.

The Board also reviewed a bid from JBK for sod and seed in several areas as well as juniper bush removal. The bid was tabled for a later date.

The power from the lake pump house to the maintenance building has been shut off due to an underground electrical problem. Piper Electric is working on the issue.

A bid from Slaton Bros was reviewed for the replacement of the railroad tie wall. Due to the fact that the wall cannot be worked on until June, the Board agreed to look at the bid again in January and have the vendor come to the meeting to ask questions.

ACC:

Evelyn Ortloff reviewed the minutes of the ACC meeting.

Recreation:

No report.

HOMEOWNER FORUM:

An owner commented that the dog station baggies are out. Nikki reported that a new shipment had already been ordered.

OTHER BUSINESS:

Collection Policy:

The Board re-signed the new collection policy required by law as it had a typo in the amount that could be charged for return checks.

2014 Budget:

The Board reviewed the draft 2014 budget. After some discussion on the various line items and discussion on need to contribute money to the reserve fund as recommended by the Reserve Study, it was moved by JD Fairey and seconded by John Marinos to approve the budget as presented with a \$5 per month dues increase. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:03 p.m.

NOTE:

KIDS HAVE BEEN SEEN WALKING ON THE LAKE ICE RECENTLY. PARENTS PLEASE REMIND YOUR CHILDREN ABOUT THE DANGERS OF THE ICE AT THE LAKE AND REMIND THEM TO STAY OFF THE LAKE ICE AT ALL TIMES.