

SHENANDOAH ON SMOKY HILL ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 19, 2014

MINUTES

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

ALSO PRESENT: Matt & Maggie LaCombe, George Reish, Evelyn Ortloff, Mari Thaxton, Elwayne Hafen, Pedro Barrios and Bob Shelton.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Sanchia Anderson and seconded by Kirk Bateman to approve the January 15, 2014 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

Nikki Kreger reviewed the financials with the Board along with the current delinquencies.

Gate Access:

Sanchia Anderson reviewed the minutes of the Committee meeting. A discussion was held on whether or not the community should require potential buyers to come with a realtor only to be able to see homes in the community rather than just being able to visit without a realtor. After some discussion it was moved by Sanchia Anderson and seconded by Kirk Bateman to require all potential buyers to visit the guard house and leave their driver's license with the staff to be picked up upon exiting the community and that no realtor will be required to be with them. Motion carried unanimously.

The contract extension with Eagle Security was discussed. It was moved by Sanchia Anderson and seconded by Kirk Bateman to approve a one year contract as presented. Motion carried unanimously.

A brief report from the guardhouse staff was given.

Grounds:

Kirk Bateman reviewed the Committee report. J and J Tree care has completed the 2014 tree trimming. The Committee reviewed a project wish list including several areas that need attention in the spring for new sod or re-seeding and possible locations for new sprinkler heads. A suggestion was made to use similar flagstone like in the viewing area by the lake for the area of dead grass south of the clubhouse.

ACC:

Evelyn Ortloff reviewed the minutes of the ACC meeting.

Recreation:

No report.

HOMEOWNERS FORUM:

George Reish thanked the Board for their service.

OTHER BUSINESS:

Bid for Tree Spraying:

The Board reviewed a bid from J and J Tree Care for spraying of the pine trees for beetles and the Ash trees for Ash borer. The bid was unanimously approved.

Pool Contract:

The Board reviewed a two-year pool contract presented by Neptune pools both 2014 and 2015 will be billed at the same price. The contract was unanimously approved by the Board.

Annual Meeting:

The Board discussed the upcoming Annual meeting the need for a nominating committee to begin to find candidates to run for the two open positions on the Board.

Tennis Courts:

A bid for several options for repairing or replacing the tennis courts was received by the Board. The bid will be reviewed further and discussed at the next regular Board meeting.

Fishing Dates:

The 1st Saturday of each month from June through October has been designated for community fishing derby days.

ADJOURNMENT:

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