

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

ANNUAL MEETING

MARCH 19, 2014

MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 6:37 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved and seconded to approve the 2013 Annual meeting minutes as presented. Motion carried unanimously.

STATE OF THE ASSOCIATION:

Board President Henry Ammons gave a brief review to the owners of homes sales over the past year as well as items accomplished over the past year.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the year-end financials with the Owners present and answered several questions.

Security:

Sanchia Anderson reported that the Committee held several meetings over the year and topics of discussion included:

- Responsibility of residents to keep entry list updated and notifying entry personnel of guests and service providers that will be entering the community.

- Discussion on the Entry Access contract was held, and renewal of the contract with Eagle Security for an additional year was completed.

- Discussions on the need to produce a survey for the residents to determine their interest in adding an entry gate system to the community and to discuss the reasons behind adding a gate and the impact it has on the budget.

Sanchia also thanked the committee members, Laura Noe, Laura Chapdelaine, Matt LaCombe, Lori Paris and David Parvin.

Grounds:

Kirk Bateman reviewed the Committee report with the Owners. He stated that JBK Landscape continues to do a good job maintaining the common areas throughout the year. Quality Water Bio Systems will continue to provide the treatment services for the lake and J & J Tree Care will continue to do the tree trimming and tree health care spraying, etc. Ongoing perimeter fence repairs were made and will continue on a yearly cycle. Crack sealing of the streets was completed in 2013 so will not be done again until 2015. The Board approved money for five new trees to be planted in the spring and the Committee thanked the Garden Club for their generous donation of money to help with the cost of the new trees.

The rail road tie retaining wall along Smoky Hill Road will be replaced by Slaton Brothers and work will begin in early June. Kirk thanked Elwayne Hafen for heading the Grounds Committee and also thanked the other members Barbara Larson, Lori Paris, John Sweeney, Don Cook, George Reish, Katie Yeager and Matt LaCombe.

ACC:

JD Fairey reviewed a report given by the Committee which contained a list of all projects submitted to and either approved or denied by the committee as well as several reminders to residents on items they should take care of on their homes, etc.

Recreation:

John Marinos reported that there will be a Memorial Day pancake breakfast to celebrate the opening of the pool once again. John thanked Megan Igel for her work on the community Easter egg hunt and thanked Sanchia Anderson for her work in putting together the community garage sale. John thanked Helen Schuyler for her work on the community 4th of July celebration and thanked Barbara Larson for overseeing the pool employees and working so closely with the pool vendor to make sure the community always has a great pool season.

ELECTION OF DIRECTORS:

The Board announced that two positions were up for election. Both Henry Ammons and Matt LaCombe were nominated and the Board called for any other nominations from the floor. After each candidate gave a brief speech, it was moved and seconded to close nominations and elect both candidates by acclamation. Their terms will be up at the Annual meeting in 2017. Motion carried unanimously.

HOMEOWNER'S FORUM:

A suggestion was made to add anything major that occurs in the neighborhood to the monthly gate access committee reports.

The Board thanked the Chapdelaines for the beverages that were provided at the meeting.

ADJOURNMENT:

There being on other business to come before the Owners, the meeting was adjourned at 7:50 p.m.