

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 16, 2014

MINUTES

BOARD MEMBERS PRESENT: Matt LaCombe, JD Fairey, Henry Ammons, Kirk Bateman and John Marinos.
ALSO PRESENT: Mari Thaxton, Ken Safe, Pedro Barrios, Elwayne Hafen and George Reish.

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 Kirk Bateman and seconded by JD Fairey to approve the February 19, 2014 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the financials with the Board as well as the current delinquencies.

Gate Access:

No committee meeting was held in the month of April. The report from the gate stated there were four police visits to the community, two gate rushers and two process servers.

Grounds:

Kirk Bateman reviewed the committee report. JBK Landscape has removed all of the cul-de-sac junipers and installed rock around the pool pump house. The committee plans to meet in May to discuss pothole repair, broken clubhouse parking blocks, loose rocks in the overview wall, rip rock being thrown into the lake and review common areas needing grass or sod.

ACC:

JD Fairey reviewed the minutes of the AC meeting.

Recreation:

John Marinos reported that there will be a pancake breakfast to celebrate the opening of the pool again this year.

HOMEOWNERS FORUM:

Ken Safe asked what the small crimes were that were listed in the 2013 Annual meeting minutes. Ken stated that he believes the ACC is incompetent and does not know how to do their job. He brought several pictures of items he believed to be violations throughout the community. The Board disagreed with his assessment of the ACC and stated that any violations that need to be addressed have been addressed the proper way through warning notices and fines.

OTHER BUSINESS:

Election of Officers and Committee Assignments:

It was moved by Kirk Bateman and seconded by JD Fairey to elect the following Board members to the following office and liaisons to the following committees:

President:	Henry Ammons
Vice President:	Kirk Bateman, Grounds Committee
Treasurer:	John Marinos, Recreation Committee
Secretary:	Matt LaCombe, Gate Access Committee
Member @ Large:	JD Fairey, ACC

Motion carried unanimously.

Tennis Court Bid:

The Board reviewed a bid from Renner Sports which outlined several options for repairing the tennis courts surface. It was moved by Kirk Bateman and seconded by John Marinos to approve the Rite Way Crack Sealing Membrane for a cost of \$19,300 plus \$1,200 for new windscreens. Motion carried unanimously.

The Board also discussed a request from an Owner to give tennis lessons to other residents of Shenandoah at a reserved time on the courts. The Board agreed this would be a good idea and will give the Owner the go ahead to put something together.

Replacement of Smoky Hill Retaining Wall:

The Board reviewed a contract submitted by Slaton Bros, Inc. for replacement of the railroad tie retaining wall along Smoky Hill Road. The contract has been reviewed by the HOA's attorney as well as the attorney for Slaton Bros, Inc. It was moved by John Marinos and seconded by Kirk Bateman to approve the contract for a price of \$88,627. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:42 p.m. for executive session to discuss a collection matter.