

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JULY 16, 2014

MINUTES

BOARD MEMBERS PRESENT: John Marinos, JD Fairey and Matt LaCombe.

ALSO PRESENT: Mari Thaxton, Evelyn Ortloff, Elwayne Hafen, Ann Kowalski, Barbara Larson, Maggie LaCombe and Pedro Barrios.

CALL TO ORDER:

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

HOMEOWNERS FORUM:

Ann Kowalski was present to discuss placing a plaque at the Red Oak tree she donated to the Association in honor of her daughter. The Board unanimously approved the idea.

COMMITTEE REPORTS:

Financials:

John Marinos reviewed the current financials with the Board along with the delinquencies.

Gate Access:

No report.

Grounds:

Elwayne Hafen reviewed the committee report with the Board. Old signs around the lake have been replaced and a new pedestrian crossing sign has been added along S. Hannibal Way and Ivory Ct. JBK Landscape continues to make major repairs to the sprinkler system as well as auditing the system and making changes to heads that are over spraying onto homeowner's lots instead of just the common areas. J and J Tree Care have removed five dead trees. Piper Electric continues to work on several electrical issues at the pool and in the park area. The Board reviewed a bid from JBK Landscape for planting of three additional trees. It was moved by Matt LaCombe and seconded by JD Fairey to approve a 2 ½" Swamp White Oak, a 2 ½" Northern Red Oak and a 3" Western Hackberry. Motion carried unanimously.

ACC:

Evelyn Ortloff thanked Mari Thaxton for her help with committee issues while she was away for a bit. The committee will be conducting their annual walk around of the community within the next few weeks. 20 applications have been approved this summer. A storage shed was installed that was not attached to a home without prior ACC approval and has since been removed. The committee asks that all residents remember that committee approval is required PRIOR to any outside work done on a home.

Recreation:

John Marinos reported that the 4th of July celebration was a huge success once again and thanked Helen Schuyler and all of the volunteers who helped make it such a great event.

OTHER BUSINESS:

Smoky Hill Retaining Wall:

Nikki reported that the wall demolition and rebuild will begin the week of July 28th.

Fence in Maintenance Area:

The Board reviewed three bids from Fence Consulting Services for replacing the wood fence behind the maintenance garage. It was moved by John Marinos and seconded by JD Fairey to accept the bid from Trophy Fence for a cost of \$8,288. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board the meeting was adjourned at 7:28 p.m.