

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

OCTOBER 15, 2014

MINUTES

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

ALSO PRESENT: Elwayne Hafen, Evelyn Ortloff, Mari Thaxton, Pedro Barrios, Laura Noe 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 Matt LaCombe and seconded by JD Fairey to approve the September 17, 2014 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

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

Recreation:

John Marinos reported that Beth Sandlin will be putting together a Halloween party for the community. The Board thanked Barbara Larson for all of her hard work with the tennis courts and pool this season.

Gate Access:

The Committee held a meeting. It was moved by Matt LaCombe and seconded by John Marinos to elect Pedro Barrios as the new committee chairman. The committee also welcomed new members Eric Landis and Audrey Klein. The meeting covered discussions on various procedures and policies and also discussed whether or not there is a conflict with an owner and Board member owning the security company. The Board explained they have followed all the recommendations in the HOA's Conflict of Interest Policy and feel there is none.

Pink ribbons were removed from a tree in the park that were placed to commemorate cancer victims. If anyone has information on where the ribbons may have gone please contact a Board member.

Grounds:

Elwayne Hafen reviewed the committee report. JBK has completed the trimming of all the bushes and repaired all known sprinkler problems. Two pine trees at the entrance will be removed due to poor health. The perimeter fence was repaired in two areas. Two pool pump house vents were replaced and a new door was installed and painted on the guardhouse.

ACC:

JD Fairey reviewed the minutes of the committee meeting. A discussion was held regarding the committee's decision to add impact resistant shingles to the approved roofing material list for the community.

HOMEOWNERS FORUM:

A discussion was held about the wine cooler in the clubhouse and the fact that it is broken. The Board will ask Barbara Larson to look into repairing it or replacing it if the repair costs are too high.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:45 p.m.