

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 19, 2014

MINUTES

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

ALSO PRESENT: Elwayne and Lynn Hafen, Audrey and Ken Klein, Maggie LaCombe, Pedro Barrios and Mari Thaxton.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:40 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by JD Fairey and seconded by Kirk Bateman to approve the October 15, 2014 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

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

Gate Access:

A committee meeting was held and the current contract was discussed. A few changes to the contract presented by Eagle Security were made. The committee also discussed cameras and barriers in front of the guardhouse. The committee wishes to remind all residents in the community to always call ahead to the guards to alert them of guests arriving.

Grounds:

Kirk Bateman reviewed the report with the Board. JBK cleared the streets of leaves three times before the November 10th snow storm and will finish cleaning up when weather permits. The clubhouse water heater and furnace were replaced.

ACC:

JD Fairey reviewed the minutes of the ACC meeting with the Board.

Recreation:

The Board thanked Beth Sandlin for putting together the Halloween party for the community.

OTHER BUSINESS:**Guard House Barriers:**

The Board discussed options for installing some type of planter or barrier system in front of the guardhouse for protection from cars. The matter will be looked at further.

Weststar Contract:

It was moved by John Marinos and seconded by Henry Ammons to approve the Weststar Management Contract extension with a \$50 per month increase. Motion carried unanimously.

Budget:

The Board reviewed the 2015 draft budget. After a lengthy discussion on the need to reserve for future projects and to follow the Reserve Study as to what to put into the reserve fund each year, it was moved and seconded to approve the budget with a \$10 increase per month in dues. Motion carried unanimously.

HOMEOWNERS FORUM:

Audrey Klein was present to ask about procedures at the gatehouse, what the personnel do, how gate runners are addressed, etc. John Marinos and several of the Eagle Security employees answered all of the questions.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:20 p.m.