

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 15, 2015

MINUTES

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

ALSO PRESENT: Mari Thaxton and Pedro Barrios.

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 John Marinos and seconded by Kirk Bateman to approve the February 18, 2015 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

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

COMMITTEE REPORTS:

Gate Access:

Matt LaCombe reported that a committee meeting was held. A neighborhood slow down program was discussed and will be implemented in Shenandoah. Options for installing a gate at the entrance were discussed again as well as new cameras. A recent estate sale and problems associated with the sale and parking was discussed. It was moved by Kirk Bateman and seconded by Matt LaCombe to tighten the rules for allowing estate sales which would include the rule that a house must be under contract or a resident deceased prior to approving an estate sale. A fee will also be charged to the homeowner wanting to hold the sale. Motion carried unanimously.

Grounds:

There is an issue with algae growth at the bottom of the lake that is causing lack of oxygen for the fish and some fish have died. Quality Water Bio Systems is working on the issue. A new picnic area next to the pool was discussed and Nikki with Weststar will have a contractor look at the feasibility of having a new concrete pad poured and the fence extended.

ACC:

The Board reviewed the minutes of the ACC meeting.

Recreation:

No new events to report.

OTHER BUSINESS:

Election of Officers:

It was moved and seconded to elect the following Directors to the following office and committee assignment:

President: Henry Ammons

Vice President: Kirk Bateman, Grounds

Treasurer: John Marinos, Recreation

Secretary: Matt LaCombe, Security

Member @ Large: JD Fairey, ACC

Motion carried unanimously.

Xcel Energy Easement:

The Board reviewed and approved an easement request from Xcel Energy to do some directional boring to upgrade the power grid in the community.

Tree Spraying:

Several items from a proposal from J and J Tree Care were approved.

Crack Sealing:

The Board reviewed a bid from Rocky Mountain Pavement Maintenance to perform crack sealing of the community streets for a cost of \$16,252.50 and unanimously approved it.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:40 p.m.