

SHENANDOAH ON SMOKY HILL ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

OCTOBER 21, 2015

MINUTES

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

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

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 John Marinos and seconded by Matt LaCombe to approve the September 16, 2015 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

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

Gate Access:

Matt LaCombe reviewed the committee report. There were 21 gate runners, 274 unannounced guests and 6 access denials over the past month. Bids are still being researched for an automatic gate. The committee is still working on options for guest passes. The Board wishes to remind everyone to call the police if vandalism or malicious activities occur and not call the gate house. The Board also wishes to remind residents to use light colors or reflective clothing when walking or jogging around the community at night.

Grounds:

Kirk Bateman reviewed the committee report. Replacement parts were ordered and received for one of the pieces of play equipment at the park. Barbara Larson and Elwayne Hafen replaced the part and the Board thanked them for volunteering their time. Perimeter fence repairs were completed by Fence Consulting. Extra wall caps were ordered and received and will be used to replace caps that are damaged or missing on the Smoky Hill retaining wall. 45 large mouth Bass were added to the lake.

ACC:

Evelyn Ortloff reviewed the minutes of the ACC meeting. The committee wishes to remind everyone that keeping their cars parked in the garage and driveway not on the street during snow storms will go a long way in making the plowing of the streets a much easier process.

Recreation:

A community Halloween party will be held. The Board thanked Barbara Larson again for all of her hard work at the pool keeping the area looking clean and tidy and working with the pool vendor when problems arose. The Board also thanked Sigi Klein for his help in finding and overseeing the lifeguard at the pool this season.

OTHER BUSINESS:

JBK Contract:

The Board reviewed the contract renewal presented by JBK Landscape. The price will remain the same for the next two years as it has been over the past two years. The Board unanimously approved the renewal.

Bid for Cul-De-Sac Improvements:

The Board reviewed a bid from JBK for improving the sod and sprinklers on a few of the cul-de-sacs, especially those that had work done on them by homeowners in the past but were no longer being maintained. It was moved by John Marinos and seconded by Matt LaCombe to approve the bid from JBK. Motion carried unanimously.

2015 Engagement Letter for Audit:

The Board reviewed the engagement letter for the 2015 audit from the auditor who has completed the work for the last several years and unanimously approved it.

Pickle Ball:

The Board reviewed a bid from Renner Sports to stripe one of the tennis courts so that it can also be used for pickle ball and unanimously approved the bid.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:05 p.m.