

SHENANDOAH ON SMOKY HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 21, 2009
MINUTES

BOARD MEMBERS PRESENT: Vern Harris, Rob Voyvodic, John Marinos and Henry Ammons.

ALSO PRESENT: Rob Ripper

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 Vern Harris to approve the November 19, 2008 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Financials:

Rob Voyvodic reviewed the financials with the Board. Rob stated that he is working on a summary of the Reserve Study for the Annual meeting and the Board decided it would be a good idea to post the Reserve Study on the Shenandoah web site.

The Board discussed the year end financial and noted that they operated under budget. Due to this it was moved by Rob Voyvodic and seconded by John Marinos to transfer \$10,000 from the operating account to the reserve account. This will reduce the amount owed to the reserve fund by operating for money that was borrowed to pay operating costs in 2008. Motion carried unanimously.

Security:

A car accident that occurred in the community was discussed. The person who crashed the car ran the gate, was going too fast and hit a patch of ice and rolled his car. The owner of the house where the accident occurred in front of wrote to the Board regarding their concerns about the ice on the road and the fact that the gentleman was in the community without permission. The Board stated that Nikki has added the area in front of the house to the list of areas that JBK hits with salt/sand when it's icy. The person who crashed ran the gate so it was not the guards who gave them access.

A flyer is going to be distributed to all owners reminding them of the call a head procedure for guests, contractors, food delivery etc. The Board also stated that owners should review Regulation 4 which details access to the community.

The guards would like to thank all of the residents for their generosity over the holidays.

Grounds:

The next fence phase has been completed which means 75% of the perimeter fence has been replaced.

ACC:

Henry Ammons reviewed the minutes of the ACC meeting.

Recreation:

The holiday party for the community was again a success.

The Board asked Nikki to clarify the price and options for the main drain work that needs to be done to all pool per a new federal law. Nikki will contact Pool Shark to get more information on options.

OTHER BUSINESS:

Annual Meeting:

There are two positions expiring at the Annual meeting in March. Nikki stated she will look back at the 2008 Annual meeting minutes to find out who volunteered to serve on the nominating committee which will look for and nominate two new members for the Board.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:30 p.m.