

**SHANNON VALLEY HOMES ASSOCIATION
BOARD MINUTES**

March 6, 2007

7:00 PM

9028 W 114th

Board and Committee Members:

Present: Tim Elliott, Troy Russell, Vern Koeppen

Guests: Barbara Hart & Mike Flynn of Epic

Proceedings

The meeting was called to order by President Tim Elliott at 7:10 p.m. who noted Brian and Mike had indicated they would not be able to attend this meeting. Since there was not a quorum, any action by the board would need to be by Consent in Lieu of Meeting.

Minutes from the February 8, 2007 meeting were submitted for approval.

Communications Report

Deadline for newsletter articles was March 1st. Kathy needs articles by this Friday in order to have the newsletter out in time for social events to be advertised.

Activities Report, Kathy Ulm

The Easter Egg Hunt will be on March 31st, 1:00 pm at the Shannon Valley Park. Rainout date will be April 7th. The SVHA Golf Tournament will be June 16th. (Details in the newsletter).

There was a discussion of a movie night on the tennis courts. Date needs to be set. Kelly Taylor-Bhagat has agreed to assist.

Block Captain Report submitted by Lori Kueker, Board Member

No report.

Grounds Maintenance Report submitted by Vern Koeppen

Mike Flynn and Barbara Hart from Epic attended the meeting. They are proposing a 3 year contract with no increase in rates with a 30 day cancellation clause, with or without cause. Barbara will be our new account contact. The

declarations were consulted and Tim noted we could not comment the Association beyond a year. However, he was of the opinion that the proposed agreement was acceptable in view of the cancellation clause which would allow a future board to cancel for any or no reason. Tim and Troy were in favor of the agreement to in view of the favorable service over the last two years and to lock the price for the next this and the next two years. Tim will add the Consent in Lieu of Meeting to the minutes and circulate it to the other Board Members.

Treasurer's Report submitted by Troy Russell, Treasurer

Troy reported that we have not received payment on approximately 36 homes. We will be mailing a second late notice with trash cancellation scheduled for April 1st if we haven't received payment by then.

Long Term Planning Committee

No report.

Safety Report submitted by Rich Triola, Committee Chair

No report.

Proposed deck from Bob and Shauna Gregory reviewed. Tim and Troy did not have any objection

The next Board meeting will be Tuesday, April 3, 2007 @ 7 pm @ 9028 W 114th.

Meeting adjourned at 8:25 pm

Minutes submitted by Administrative Assistant, Kathy Ulm

Shannon Valley Homes Association

Consent In Lieu of Meeting

I have reviewed the Minutes to the March 6, 2007, meeting of the board of directors to the Shannon Valley Homes Association and hereby agree to authorize Tim Elliott, as President of the Association, to sign the proposed three (3) year Service Agreement with Epic Landscape Productions, L.C. which contains a provision that the Agreement may be terminated by either party, with or without cause, 30 days after written notice of cancellation has been received by the other party under this Agreement.

Tim Elliott

Brian Miles

Troy Russell

Lori Kueker

Mike Starke