

# Shawnee Ridge Homeowners Association

---

## Minutes of February 3, 2026 Board Meeting

### Call to Order and Roll Call

The meeting, held at the office of JC Higgins & Associates, was called to order at 4:30pm

**Board Members Attending:** Brian Spindor, Brendan Jeffreys (via Zoom), Jenny Besaw, Blake Boling, and Mike Bench.

**Board Members Absent:** None

Lorne Martin represented JCHiggins & Associates

**Review of Minutes:** The minutes of the January 6, 2026 board meeting were reviewed and approved.

**Comments from Homeowners:** There were no homeowners present at the meeting.

### Review of Financial Statement:

The Board reviewed and accepted the financial statement for December 2025 as prepared by JCHiggins & Associates.

### Old Business:

#### ACC Application

- Lot 43 – The Board reviewed and approved a revised letter to the homeowner regarding the Board’s decision.

#### CC&R Amendment

- The Board reviewed the proposed changes to CC&R’s. Brian Spindor will follow up with Lorne Martin to draft a ballot and next steps.

#### Community Committees

- ACC Committee – The Board tabled this to the March meeting.
- Community Events Committee – A request for volunteers for the Community Events Committee was sent to all the homeowners and posted on the website January 27<sup>th</sup>. There have been no responses to date.

### New Business

- The Board reviewed a complaint from a homeowner regarding overgrown trees blocking the view of the mountain from their property. Lorne Martin will send a letter to the neighbor reminding them of the tree height restrictions in the CC&R’s.

### Executive Session

The Board adjourned into Executive Session at 5:52pm to discuss compliance matters.

### **Reconvened the Regular Session**

The regular session was reconvened at 6:10pm. The Board approved obtaining a legal opinion on a compliance matter. Lorne Martin will request a legal opinion from the Association's attorney.

### **Adjournment**

The meeting was adjourned at 6:10pm

Respectfully submitted by Lorne Martin – JCHiggins & Associates