

Shawnee Ridge Homeowners Association

Minutes of the April 2, 2024 Board Meeting

Call to Order and Roll Call

The meeting, held at the office of JCHiggins & Associates, was called to order at 4:40pm

Board Members Attending: Brendan Jeffreys, Elvin Lerew, Blake Boling, and Brian Spindor

Board Members Absent: None

Lorne Martin represented JCHiggins & Associates (JCHA)

Homeowners Present: None

Review of Minutes: The minutes of the March 5, 2024 meeting were reviewed and approved.

Old Business

1. Facebook Business Page vs. Website Subscription Emails
 - a. Lorne Martin added functionality to the current website allowing homeowners to subscribe and receive updates via email when information is posted on the website such as sending reminders of board meetings, compliance visits, special events, etc. The Board decided to move forward with the website and not a Facebook Business Page.

New Business

1. Spring Newsletter
 - a. Brendan Jeffery's will draft a Spring Newsletter for the community. Lorne Martin will forward a copy of the newsletter from last year to the Board for reference.

Executive Session

The Board adjourned into Executive Session at 4:55pm to discuss compliance and collection matters.

Reconvened the Regular Session

The regular session was reconvened at 5:30pm.

Lorne Martin will follow up on prior compliance matters as well as look for any additional issues during the next property visit on April 24th.

The Board approved sending collection letters via certified mail to the 4 homeowners that have not yet paid the annual assessment warning of pending legal action if payment is not made.

ACC Requests

1. Lot 57 – The Board reviewed the request from Lot 57 to install a wire & wood garden fence around the beds on the side of their home. The request was denied as it is not in compliance with the CC&R's.

Adjournment

The meeting was adjourned at 5:45 p.m.

Respectfully submitted by, Lorne Martin – JCHiggins & Associates