

Shawnee Ridge Homeowners Association

Minutes of the August 6, 2024 Board Meeting

Call to Order and Roll Call

The meeting, held at the office of JCHiggins & Associates, was called to order at 4:35pm

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

Board Members Absent: None

Lorne Martin represented JCHiggins & Associates (JCHA)

Homeowners Present: Brian Pinkstaff

Review of Minutes: The minutes of the July 2, 2024 meeting were reviewed and approved.

Old Business

1. None

New Business

1. Good Neighbor Policy Revision
 - a. The Board discussed possible changes to the Good Neighbor Policy regarding permanent decorative exterior lighting and exterior house paint colors. Elvin Lerew will draft a proposed amendment for the Board's review at the next meeting.

Executive Session

The Board adjourned into Executive Session at 5:00pm to discuss compliance matters.

Reconvened the Regular Session

The regular session was reconvened at 6:15pm. The Board approved a motion for Lorne Martin to obtain a legal opinion from the association's attorney regarding the requirements of Declaration Article 9, Section 5. The next compliance inspection is scheduled for August 27, 2024.

ACC Requests

1. Lot 37 – The Board reviewed and conditionally approved the request to install landscape lighting with one revision.

Adjournment

The meeting was adjourned at 6:15 p.m.

Respectfully submitted by Lorne Martin – JCHiggins & Associates