

# Shawnee Ridge Homeowners Association

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## Minutes of September 2, 2025 Board Meeting

### Call to Order and Roll Call

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

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

**Board Members Absent:** Blake Boling and Mike Bench

Lorne Martin represented JCHiggins & Associates

**Review of Minutes:** The minutes of the August 5, 2025 board meeting were reviewed and approved.

### ACC Applications:

None

### Old Business

1. Good Neighbor Policy Amendment
  - a. The Board reviewed and approved the amendment to the Good Neighbor Policy regarding vehicle screening prepared by attorney Allison Peryea. The amendment is effective immediately and will be posted on the website.
2. Fence Stain Colors
  - a. Brendan Jeffreys confirmed the currently approved stain colors are no longer available. The Board approved a motion to remove all currently approved stains from the approved stain list and replace them with:
    - i. Valspar Simply Cedar in water or oil base, transparent, semi-transparent, or solid stain.

### New Business

1. Brian Spindor is working with attorney Allison Peryea on drafting amendments to the Declaration for the Board's review.

### 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 5:30pm.

### Adjournment

The meeting was adjourned at 5:30pm

Respectfully submitted by Lorne Martin – JCHiggins & Associates