

Shawnee Ridge Homeowners Association

Minutes of the September 3, 2024 Board Meeting

Call to Order and Roll Call

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

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

Board Members Absent: None

Lorne Martin represented JCHiggins & Associates

Homeowners Present: Melissa Hansen

Review of Minutes: The minutes of the August 6, 2024 meeting were reviewed and approved.

Community Garage Sale

Melissa Hansen posed a question about garage sales withing the community. After review, there are no prohibitions of garage sales in the governing documents. The Board discussed the idea of having an annual community garage sale held in the summer around the same time as other nearby communities (Sunrise and Crystal Ridge). Melissa will gather information to determine if there is support or interest from the other homeowners for next year.

Executive Session

The Board adjourned into Executive Session at 4:45pm to discuss compliance and legal matters.

Reconvened the Regular Session

The regular session was reconvened at 6:00pm. The Board approved notices with some modifications from the August 28th compliance inspection.

Old 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 has drafted a proposed amendment for the Board's review.
 - b. This was tabled until the next meeting.
2. Fall Newsletter
 - a. Brendan has drafted a fall newsletter.
 - b. This was tabled until the next meeting.
3. Attorney Review of Declaration Article 9, Section 5
 - a. Lorne Martin to obtain a legal opinion from the association's attorney regarding the requirements of Declaration Article 9, Section 5.

Adjournment

The meeting was adjourned at 6:10 p.m.

Respectfully submitted by Lorne Martin – JCHiggins & Associates