

Shawnee Ridge Homeowners Association

Minutes of October 7, 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, Mike Bench and Blake Boling (via Zoom).

Board Members Absent: Brian Spindor

Lorne Martin represented JCHiggins & Associates

Review of Minutes: The minutes of the September 2, 2025 board meeting were reviewed and approved.

ACC Applications:

Lot 41 – The Board reviewed and approved the application from Lot 41 to install a fence parallel to the front of the house in compliance with the Declaration.

Old Business

1. Brian Spindor sent a draft of the amendments to the Declaration prepared by Attorney Allison Peryea for the Board's review prior to the meeting. The Board will review the draft and intends to present the final document to the membership at the annual meeting on December 2, 2025.

New Business

1. Fall Newsletter - Brendan Jeffreys has drafted a Fall Newsletter that will be mailed and posted on the website.
2. Mailbox Clean Up – The Board received an email from a homeowner regarding the condition of the mailboxes. Mike Bench presented a proposal to replace the numbers and decals on the mailboxes and lubricate the locks for \$197.55. Mike will volunteer his time to perform the work. The Board approved the proposal.
3. The Board received an email regarding dog waste being left in the area near the storm pond entrance on Shawnee Ridge Rd. Brendan Jeffreys volunteered to remove the grass and install medium sized rocks in the area to deter dogs from using this area to relieve themselves. The Board approved reimbursement of the cost of the materials to complete this project.

Executive Session

The Board adjourned into Executive Session at 4:55pm 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