

Shawnee Ridge Homeowners Association

Minutes of November 4, 2025 Board Meeting

Call to Order and Roll Call

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

Board Members Attending: Brendan Jeffreys, Elvin Lerew, Mike Bench, Blake Boling and Brian Spindor (via Zoom).

Board Members Absent: None

Lorne Martin represented JCHiggins & Associates

Review of Minutes: The minutes of the October 7, 2025 board meeting were reviewed and approved.

ACC Applications:

Lot 43 – The Board received an application from Lot 43 to store a travel trailer behind the fence. The request is pending additional information for review.

Old Business

1. The Board is reviewing the draft proposed amendments to the Declaration. A special meeting of the members is tentatively scheduled for April 7, 2026 to vote on the proposed amendments.
2. Mailbox Clean Up –Mike Bench is working on the clean-up and replacement of the decals on the mailboxes.
3. The grass was removed, and medium sized rocks were installed in the area to the left of the storm pond entrance on Shawnee Ridge Rd to deter dogs from relieving themselves in this area.

New Business

1. Annual Meeting Agenda – The Board approved a draft agenda for the annual membership meeting scheduled for 12/2/25. The notice packet will be mailed out at least 14 days prior to the meeting. Changing the location next year to allow more time for the meeting was discussed as while free to use, the South Hill Library is limited to a 7:00pm end time. Lorne will check into renting a room at Ridgecrest Elementary for next year's meeting.
2. 2026 Budget – The Board reviewed and approved a budget for 2026 which is attached to these minutes.

Executive Session

The Board adjourned into Executive Session at 5:15pm to discuss compliance matters.

Reconvened the Regular Session

The regular session was reconvened at 5:45pm.

Adjournment

The meeting was adjourned at 5:45pm

Respectfully submitted by Lorne Martin – JCHiggins & Associates