

# Shawnee Ridge Homeowners Association

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## Minutes of the November 5, 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 (joined at 5:10pm), Elvin Lerew, Blake Boling, and Brian Spindor

**Board Members Absent:** None

Lorne Martin represented JCHiggins & Associates

**Guests Present:** Association's Attorney, Trevor White

### Executive Session

The Board adjourned into Executive Session at 4:30pm to discuss legal matters with Attorney Trevor White.

### Reconvened the Regular Session

The regular session was reconvened at 5:20pm.

**Review of Minutes:** The minutes of September 3, 2024 and September 30, 2024 meetings were reviewed and approved.

### 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 Jeffreys has drafted a fall newsletter which will be incorporated into the President's report at the Annual Membership Meeting.

### New Business

1. 2025 Budget and Annual Meeting
  - a. The Board reviewed the draft budget prepared by Lorne Martin. After discussion the Board approved a revised budget increasing the annual assessment to \$220 per Lot. The Annual Membership Meeting was confirmed for December 3, 2024 at the South Hill Library. The notice of the meeting will be mailed to include the budget as adopted by the Board.
2. Holiday Lights
  - a. There are homes that have holiday lights on prior to the permitted date of after Thanksgiving. The Board will send a list of addresses to Lorne Martin so reminder letters may be sent.

### Adjournment

The meeting was adjourned at 5:47pm

Respectfully submitted by Lorne Martin – JCHiggins & Associates