

Minutes for General Meeting March 9th, 2024

The General Meeting of Property Owners of Shenandoah Farms, Inc. was held on Saturday, March 9th, 2024, at 9:00 am in the Shenandoah Farms' Community Center. Chairman Tracie Lane and Vice Chairman Doris Harrington in attendance. The meeting was called to order at 9:04am and the code of conduct was waived by Tracie Lane.

Board Members present were as follows: Doris Harrington, Roger Roberts, Paul DiFranco, Stephanie Shaefer, Ralph Rinaldi, Rex Christensen, Patrick Skelley, Matt Devine and Tracie Lane.

Board Members excused: Kathleen George, Brenda Brown, and James Longworth.

Board members unexcused: Laura Simpson

Board member late arrival: Kathleen Mancini

Seating of Alternates: n/a

Review of Agenda for Approval: Stephanie Shaefer made motion to approve agenda, Rex Christiansen 2nd, all in favor, motion discussed then passed unanimously.

Review of Minutes: Patrick Skelley made a motion to approve the minutes from General Meeting 02/22/24 Rex Christensen 2nd, all in favor, motion discussed then passed unanimously.

Tasks Captured and results:

1. Policy & Procedures on website updates will be established-tabled due to absence.
2. Brenda Brown will give office instructions and policy & procedures on HubSpot mass emails-tabled due to absence.
3. Rex Christiansen to make corrections submitted by BOD on Executive Summary and then submit to Warren County Board of Supervisors.
4. Doris to draft criteria & policy necessary to vote on responses to short term rentals.
5. Doris Harrington to exchange old modem for new modem.
6. Lisa will install new modem in office.
7. Office manager to begin uploading documents to website once instructed by web designer.

Rex Christiansen made a motion to suspend business, Ralph Rinaldi 2nd, all in favor, motion adopted after discussion.

Ralph Rinaldi made a motion to appoint Matt Devine to replace James Riggs position due to James Riggs resignation, Doris Harrington 2nd, all in favor motion passed. Matt Devine is now Director at Large and his term expires 2025.

Property Owners concerns:

1. No concerns voiced.

Treasurer's Report: Paul DiFranco

1. Review of reports attached to Agenda.
2. Profit & loss statement for review.

Finance Committee: Paul DiFranco, Chairman

1. Tax except certificate has been updated and renewed by Paul DiFranco.

Public Relations Committee: Jack Longworth, Chairman

1. POSF Website, Rex Christiansen made a motion to allow office manager permission to begin uploading documents to website under supervision of web designer, Stephanie Shaefer 2nd, all in favor motion passed.

Nominating Committee: Doris Harrington, Chairman

- No Report

Common Properties: Patrick Skelley, Chairman

- No report

Road Committee: Ralph Rinaldi, Chairman

1. Updates on WCSFSD/POSF status report given by Ralph Rinaldi & Rex Christiansen.
2. Update Old Oak project.
3. WCSFSD/POSF work sessions began January 24th and are being held every Wednesday evening at 7pm to work to reestablish working relationship with County supervision to manage the district, policies, procedures, and dynamics of the return of the district. Minutes will be shared at every meeting.
4. Executive Summary submitted by Ralph & Rex for review. After review by all Board members Rex Christiansen made a motion to accept Executive Summary to submit to Warren County Board of Supervisors, Ralph Rinaldi 2nd, all in favor, motion passed.

Sanitary District Manager Report: No update

WC Board of Supervisors, John Stanmeyer, SF Representative: Mr. Stanmeyer reported he would be attending at least quarterly POSF meetings.

Planning Committee: Brenda Brown, Chairman

Recreation Committee: Stephanie Shaffer, Chairman

1. Tentative 2024 events,
 - a. March 9th, 2024- History Day, Photo contest & Potluck today-SUCCESS!
 - b. Aug. 24th, 2024- River Clean Up & Community Day
 - c. June 1st, 2024- Yard Sale
 - d. June 29th-30th- Music, wine tasting
 - e. Stephanie working on flyers for River clean up, Kathleen working on flyer and donations for a silent auction. Kathleen Mancini working on donations for silent auction.
2. Stephanie requests an agenda item added for the executive meeting agenda to discuss communications between meetings with Board members.

WC3A: Tracie Lane

1. Tracie reported on WC3A meeting vote on short term rentals vote on March 12th, 2024 @7pm.
2. WC3A update
3. Doris made a motion to abandon POSF BOD policy of no response on short term rentals, the Board of directors agree to submit written responses to each request for comments sent to POSF Inc., Rex Christiansen 2nd, all in favor motion passed.
4. Work session on March 13th 7pm item will be criteria and policy details to submit to BOD at next meeting.

Unfinished Business:

New Business:

1. POSF Management Plan

Doris Harrington made a motion to adjourn at 10:25am, Roger Roberts 2nd, all in favor, meeting adjourned.

Signature_____