

Minutes for General Meeting June 8th, 2024

The General Meeting of Property Owners of Shenandoah Farms, Inc. was held on Saturday, June 8th, 2024, at 9:00 am in the Shenandoah Farms' Community Center. Vice Chair Rex Christiansen and Chairman Doris Harrington were in attendance. The meeting was called to order at 9:07am and the code of conduct was waived by Doris Harrington.

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

Late members:

Board Members excused: Laura Simpson.

Board members unexcused: Matt Devine

Seating of Alternates: n/a

Board members late arrival: Kathleen George

Review of Agenda for Approval: Roger Roberts made motion to approve agenda, Ralph Rinaldi seconded, all in favor, motion discussed then passed unanimously.

Review of Minutes: Ralph Rinaldi made a motion to approve the minutes from Executive Meeting 05/25/24 Rex Christiansen 2nd, all in favor, motion discussed then passed unanimously.

Property Owners concerns:

1. Resident present to address concerns with shooting, 4 wheelers and junk cars in properties.

Tasks Captured and results:

1. Stephanie Shafer and Patrick Skelley are investigating a project on Farms River Road rec lot, obtain contractor estimates as well-05/11/2024 still underway in discussions and meetings.
2. Tasks assigned to each Board member to generate an article or topic for newsletter by executive meeting on 06/23/2024.
3. Policy & Procedures on website updates will be established-Roger Roberts-05/23/24. Roger presented his draft outline on rough draft which will be distributed to all Board members for comments and review- 06/08/2024.
4. Office working on instructions and policy & procedures on HubSpot mass emails-05/23/2024. Office is currently reviewing procedures & tutorials to make mass emails possible. A link will also be sent out with HubSpot tutorials per Kathleen Mancini request to Board members. - 06/05/2024
5. All Board members are asked to distribute ads for yard sale on June 30th, as well as event day assigned
6. Stephanie, Rex. Doris & Kathleen will be placing sandwich boards to advertise yard sale/community day.
7. Signs made by Paul DiFranco for yard sale-06/08/2024
8. Signs to be ordered to display towing enforced. Ralph will draft signs and submit draft to Board for approval 06/08/2024
9. Firewise sign needs to be installed. Patrick will install signs. - 06/08/2024
10. Newsletter articles or ideas due date is 06/20/2024.
11. All Board members must ensure ads & pictures on website-06/08/2024
12. Office to contact SFVFD to arrange fire extinguisher inspections as well as smoke detector installs.- 06/08/2024

Tasks report completed:

1. Stephanie to schedule a meeting with the common properties committee to discuss options at Farms River Rec lot-05/23/2024.

Property Owners Concerns:

1. Resident present and stated his concerns regarding gunfire, 4 wheelers and junkyard/abandoned vehicles. The sheriff will be contacted to discuss concerns. Doris will contact Sheriff's office to invite a representative to speak at any meeting. Doris will report back to the board.

Treasurer's Report: Paul DiFranco

Finance Committee: Paul DiFranco, Chairman

1. Paul DiFranco made a motion to continue with Winchester Printer for newsletter printing & delivery, Rex Christiansen 2nd, all in favor, motion adopted after debate.
2. Review of reports attached to Agenda.
3. Profit & loss statement for review.

WC Board of Supervisors, John Stanmeyer, SF Representative: Mr. Stanmeyer was present and gave a report on updates.

Recreation Committee: Stephanie Shafer, Chairman

1. Meeting virtually held with Shenandoah River keepers; Minutes submitted.
2. Stephanie distributed a flyer for yard sale
3. Tentative 2024 events,
 - a. June 30th, 2024- Yard Sale, music & educational tables.
 - b. August 2025- Music, wine tasting
 - c. Aug. 24th, 2024- River Clean Up & Community Day
 - d. Stephanie working on flyers for River clean up, Kathleen working on flyer and donations for a silent auction.
4. June 7, 2024 - 10:30 A.M. Next virtual Planning Meeting of River Keepers.

Public Relations Committee: , Chairman

1. Need chairman
2. Newsletter articles or ideas due date is 06/20/2024.

Nominating Committee: Doris Harrington, Chairman

Common Properties: Patrick Skelley, Chairman

1. STR property owner will donate a new picnic table for Spring Lake and/or Lake of Clouds if necessary. Inquiring about the status of tables that were at Lakes - office to contact donor and approve.
2. James Riggs proposal on Amphitheater, Stephanie Shafer made the motion to approve the request of Blue Mountain Ministries on use of the John Shipe Park area for a weekly meeting site, Ralph Rinaldi 2nd, motion adopted after debate pending review of their certificate of insurance. 2 abstentions from the vote.
3. Signs to be ordered to display towing enforced. Ralph will draft signs and submit the draft to the Board for approval.
4. Firewise sign needs to be installed. Patrick will install signs.

Road Committee: Ralph Rinaldi, Chairman

1. Update Old Oak project. - given by John Stanmeyer
2. Updates on POSF work session/management status report. - update by John Stanmeyer
3. POSF work sessions began January 24th and are being held every Wednesday evening at 7pm to work towards coming to terms with as well as obtain a better working relationship with WCSFSD and WCBOS, all SFSD policies, procedures and dynamics of the district. No sessions have been held in May or June to date.

Sanitary District Manager Report: No update

Planning Committee: Rex Christiansen, Chairman

WC3A: Kathleen Mancini/Rex Christensen (sub), Chairman

Unfinished Business:

New Business:

1. Walker Farm/Howellsville pothole needs repaired per Kathleen George.

Roger Roberts made a motion to adjourn at 11:40pm, seconded by Rex Christiansen, Unanimous.

Signature_____