

General Meeting Minutes

January 10th, 2026.

1. Call to Order

The meeting was called to order at 9:01 AM by the Chairman Doris Harrington.

2. Code of Conduct

The Code of Conduct was waived by Chairman Doris Harrington.

3. Roll Call

Present: Ralph Rinaldi, Doris Harrington, Jessica Payne, Roland Hook, Paul DiFranco, Rex Christensen, Patrick Skelley, David Fidei, Matt Baron, Roger Roberts, Stephanie Shaefer.

Excused: N/A

Absent: N/A

4. Seating of Alternates

N/A

5. Approval of Agenda

Motion by Matt Baron, seconded by Rex Christensen.

Vote: All in Favor. Motion Carried.

6. Approval of Minutes [December 13, 2025 - General Meeting]

Motion by Roland Hook, seconded by Rex Christensen.

Vote: All in Favor. Motion Carried.

7. Property Owners Concerns:

A Clarke County resident expressed concern regarding the previous year's Clarke County lot fee bill and wanted confirmation that the amount was reflected as paid in the office records. The Office Manager will check on Thursday and call back to confirm.

8. Treasurer's Report & Finance Committee - Paul DiFranco, Chair

- Report presented. [Attached separately]
- Budget reviewed [Attached].
- Discussion regarding receivables versus reimbursements to avoid misclassification. Paul DiFranco and the accountant will discuss and advise the Board of Directors.

- One unused checking account was closed, and funds are being moved to the active savings account. Will be added to the CD in April.
- Request made for the accountant to provide a year-end Profit and Loss statement.
- Paul DiFranco requested a spreadsheet of monthly bills to be shared by the Office Manager.

Motion by Ralph Rinaldi to approve Treasures' and Finance Report, seconded by Rex Christensen.

Vote: All in Favor. Motion Carried.

9. Public Relations Committee – Jessica Payne, Chair

- List of events for 2026 in progress.
- Select one meeting date to be used as a CLEAN-UP Day, which during the Board of Directors will assist with cleaning, organizing equipment in the shed.
- Jessica Payne will check advertising pricing of events for social media.
- PR to request residents for ideas of events they would like to see in the POSF amenities such as markets, concerts, game and movie nights, etc.

10. Nominating Committee – Doris Harrington, Chairman

No report.

11. Common Properties Committee – Matt Baron, Chair

- POSF Building Siding and Flooring:** Professional quotes to be requested. Matt Baron will provide cost comparisons for 2026 (three quotes). Building trim to be painted at a cost not to exceed \$1,500 (three quotes). The disposition of sound panels needs to be addressed.
- River View – gravel and speed limit signs – in progress.
- Farms River: Drawings in progress to add a paved canoe/boat launch.

Ralph Rinaldi is coordinating with WC Crew Management to complete this in Spring 2026.

12. Road Committee – Ralph Rinaldi, Chair

- A list of streets designated for speed limit sign installation for Mountain View District is currently being prepared.
 - 57 Tulip Poplar Drive
 - 59 McDonalds Farm Road
 - 165 McDonalds Farm Road
 - Huck Finn

2. Developers using Sanitary District roads to access lots, not in Sanitary District. Discussion ongoing with WC Board of Supervisors.

3. High Top Road - Development and usage of road – Discussion in progress.

John Stanmeyer – WC Board of Supervisors – SF Representative

No report.

13. Planning Committee – Roland Hook – Chair

The committee will be supporting Recreation and Public Relations Events throughout the year.

14. Recreation Committee – Stephanie Shaefer – Chair

a. Organize more rivers and community clean-up throughout the year.

b. Organize an educational event for residents about Shenandoah Farms, its ecosystem, and how construction and development affect the area and its natural resources.

New Business:

Urban Archery Proposal:

Roger Roberts made a motion for the resident to return and present a formal proposal with a biologist at the Executive Meeting on **January 22, 2026**, for further discussion.

Roll call vote requested.

Votes in Favor: 5 votes

No: 3

Abstain: Stephanie Shaefer

Absent: Paul DiFranco

Votes in favor constituted a majority. **Motion passed.**

David Fidei to invite Martin Nieratko to make the presentation to Board.

Unfinished Business:

- a. Updating contact information for all residents of SF with current email and phone number. Database to be further developed by Paul DiFranco.
- b. Review of Property Owners Packet – *in progress.*

Adjournment:

Motion to Adjourn by Rex Christensen, seconded by David Fidei.

Vote: All in favor

The meeting was adjourned at 11:02am.

Minutes submitted by:

Josie Cooke

Office Manager

Date: January 10th, 2026.

Signature