

General Meeting Minutes

March 14th, 2026.

1. Call to Order

The meeting was called to order at 9:03 AM by the Chairman Doris Harrington.

2. Code of Conduct

The Code of Conduct was read by Chairman.

3. Roll Call

Present: Doris Harrington, Jessica Payne, Roland Hook, Paul DiFranco , David Fidei, Stephanie Shaefer, Patrick Skelley, Matt Baron.

Excused: Rex Christensen, Roger Roberts.

Absent: N/A

4. Seating of Alternates

N/A

5. Approval of Agenda

Motion by Ralph Rinaldi, seconded by Matt Baron.

Vote: All in Favor. Motion Carried.

6. Approval of Minutes [February 26, 2026 - Executive Meeting]

Motion by Paul DiFranco, seconded by Ralph Rinaldi.

Vote: All in Favor. Motion Carried.

7. Property Owners Concerns:

Resident Tracy Lane presented the Board with a proposal for a Cast Iron Festival to be held in the fall. This would include demonstrations on cooking and caring for cast iron, a cook-off and pot-luck meal.

Blue Mountain Homesteaders are asking POSF to partner with them for this event. The Recreation Committee was very receptive to this idea and will coordinate with Stephanie, Jessica, and Roland.

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

- Report presented: Balance Sheet. [Attached]
- Profit and Loss. [Attached].

No questions on Treasurers Report. Paul DiFranco did report a debit card has a \$3,000 limit, and he was concerned that this was too high. After discussion, Ralph made a motion to reverse our previous decision to obtain a debit card and instead apply for a credit card. Motion was seconded by Paul and all voted in favor.

Motion Ralph Rinaldi to approve Treasures' and Finance Report, seconded by David Fidei.

Vote: All in Favor. Motion Carried.

9. Public Relations Committee – Jessica Payne, Chair

- a. Jessica Payne reported the porta potties have been ordered for our Market dates.
- b. Facebook is getting approximately 400 views, word of mouth has no responses.

10. Nominating Committee – Doris Harrington, Chairman

No report.

11. Common Properties Committee – Matt Baron, Chair

- a. Matt Baron advised Jessica Payne she could proceed with posting our ad for painting social room, stripping, cleaning and waxing our floors, and repairing and/or replacing damaged siding on outside of building. This will be done on Facebook as advertising in newspaper is extremely expensive. Ralph advised we don't need three quotes.
- b. Chairman Doris Harrington asked the Board to be thinking about how to dispose of wall panels and what can be used replacement to control acoustics.
- c. Ralph has a contractor coming to give estimate on painting and siding on Thursday between 10 and 2pm.

12. Road Committee – Ralph Rinaldi, Chair

Ralph Rinaldi reported on two road issues that would impact the Farms, but after lengthy debate it was determined that any decisions would be made by the Sanitary District under the Board of Supervisors, and not a POSF decision. Chairman Doris Harrington directed the Board to move on.

Ralph will review drawings for River Farms common property with Stephanie Shaefer after meeting.

The Advisory Committee's proposal to spend \$11,000 for a trail study was discussed. The consensus of this Board was that we would rather do the planning ourselves and spend the money on implementation. Topic to be on Executive meeting agenda.

John Stanmeyer – WC Board of Supervisors – SF Representative

No report.

13. Planning Committee – Roland Hook – Chair

Planning committee is researching possible musicians for open mike, other performers, dancers to encourage use of Amphitheatre.

14. Recreation Committee – Stephanie Shaefer – Chair

Community Wide Clean-up planned on April 18th as a kick-off in coordination with this year's Trash Free Shenandoah Campaign coming up during Earth Week April 18-26. The idea is for residents to clean-up both sides of the road nearest where they live.

Shenandoah Farms residents, Sierra and Jon Kietz, have offered to write up a plan to communicate to residents, pick up supplies from Warren County Anti-Litter Council and distribute that morning. They will ask Warren County to help with trash pick-up as needed. Recreation committee is helping with publicity.

River Clean-ups to be scheduled in the Fall - late August, September.

New Business:

Ralph made a motion that "POSF write a letter requesting POSF be reappointed as the Advisory Board for Shenandoah Farms Sanitary District and the current Advisory Board be abolished".

Stephanie seconded the motion. After brief discussion the Chairman call for a roll call vote.

With one abstaining vote, the remainder of the members voted to the affirmative.

Ralph Rinaldi will draft letter for next Executive meeting.

Unfinished Business:

- a. No update on new locks

- b. Chairman asked again that a large up-dated road map be made available for meeting room.

Adjournment:

Motion to Adjourn by Matt Baron, seconded by Paul DiFranco.

Vote: All in favor

The meeting was adjourned at 11:00am.

Minutes submitted by:

David Fidei / Doris Harrington

Board of Directors / Chairman

Date: March 14th, 2026.

Signature