

# General Meeting Minutes

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April 11th, 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 waived by Chairman.

## 3. Roll Call

Present: Doris Harrington, Jessica Payne, Paul DiFranco , David Fidei, Stephanie Shaefer, Matt Baron, Roger Roberts.

Excused: Roland Hook, Ralph Rinaldi.

Absent: Rex Christensen, Patrick Skelley.

## 4. Seating of Alternates

N/A

## 5. Approval of Agenda

Motion by David Fidei, seconded by Paul DiFranco.

Vote: All in Favor. Motion Carried.

## 6. Approval of Minutes [March 26<sup>th</sup>, 2026 - Executive Meeting]

Motion by Jessica Payne, seconded by Matt Baron.

Vote: All in Favor. Motion Carried.

## 7. Property Owners Concerns:

Resident Jenna Brennen suggested that the dirt pile space near the office to be used for a playground area. This idea has also been previously mentioned by BOD Members.

This matter will be further discussed and evaluated due to the impacts on insurance needed and disabled access for residents.

Resident Kathleen George raised concerns regarding status of plans for paving Walker Farm Drive;

Trees left behind and partial cleanup from previous work on the street and debris remaining in front of her property. \*To be addressed with WC Crew\*

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

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

Discussions: Overall budget allocation. Clarification on budget specifics.

Debit card used to be managed through a sheet-control by Office Manager. Up to \$300 per transaction acceptable, requires submitting receipt.

Motion by David Fidei to use the debit card received from the Bank, Seconded by Matt Baron.  
Vote: All in Favor. Motion Carried.

## **9. Public Relations Committee – Jessica Payne, Chair**

a. Upcoming events being advertised on social media.

## **10. Nominating Committee – Doris Harrington, Chairman**

No report.

## **11. Common Properties Committee – Matt Baron, Chair**

a. Social media advertisement ongoing for painting social room, stripping, cleaning and waxing building floors, and repairing and/or replacing damaged siding on outside of building.

b. Lockers to be purchased and replaced for main entrance doors and kitchen area.

## **12. Road Committee – Ralph Rinaldi, Chair**

No report.

## **John Stanmeyer – WC Board of Supervisors – SF Representative**

No report.

## **13. Planning Committee – Roland Hook – Chair**

Community garden: development of area – discussion ongoing

Open mike event planning – ongoing

#### **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 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.

#### **New Business:**

1. Online bank set up to link with Quickbooks – to be further set up by Paul DiFranco
2. Quickbooks license renewal price – presented by office manager to the board for awareness of software cost.

#### **Unfinished Business:**

No report.

#### **Adjournment:**

Motion to Adjourn by Matt Baron, seconded by Stephanie Shaefer.

Vote: All in favor

The meeting was adjourned at 10:26am.

Minutes submitted by:

Josie Cooke

Office Manager

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Signature