

Executive Meeting Minutes

July 23rd, 2026.

1. Call to Order

The meeting was called to order at 7:00 PM by the Vice Chairman Rex Christensen.

2. Code of Conduct

The Code of Conduct was waived by the Vice Chairman.

3. Roll Call

Present: Matt Baron, Rex Christensen, Roland Hook, Stephanie Shaefer, Jessica Payne, Doris Harrington, Lisa Blansett, Patrick Skelley.

Excused: Paul DiFranco.

Absent: Ralph Rinaldi

4. Seating of Alternates

N/A

5. Approval of Agenda

Waived by the Vice Chairman.

6. Approval of Minutes

Motion by Roland Hook to approve Minutes from June 13th, 2026, seconded by Doris Harrington.

Vote: All in Favor. Motion Carried.

7. Property Owners Concerns:

Resident from Farms Ridge Lane would like to know actions in place to prevent vandalism and nonresidents use in the common properties. Chairman to reply to the email with updates.

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

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

9. Nominating Committee – Matt Baron, Chairman

Notified Board Members that moving forward the meetings should be within a 60-minute range unless notified otherwise.

10. Common Properties Committee – Matt Baron, Chairman

Trespassing concerns on common properties areas [Treasure Island area, Spring Lake, Lake of Clouds and River View Rd] continues to be addressed and measurements being put in place.

Chairman has been visiting the common properties over the weekends and addressing the issue with nonresidents that shows up. Sheriff's office also has been called and deputies have come by the common properties to address persistent visits of nonresidents.

Enforcement of property rules and regulations will continue to be actioned by Board Members with Support of Deputies from the WC Sheriff's office.

11. Road Committee – Ralph Rinaldi, Chair

No report.

12. John Stanmeyer – WC Board of Supervisors – SF Representative

No report.

13. Planning Committee – Roland Hook – Chair | Public Relations Committee – Jessica Payne, Chair Recreation Committee – Stephanie Shaefer – Chair

June 27th– Saturday 9a – 12p - Community Clean Up Day coming up

List of Upcoming Events being displaced around Shenandoah Farms and social media pages

Jessica Payne to create new Shenandoah Farms social media page to engage residents and to be monitored by PR.

Open-Mic event will repeat at POSF Amphitheatre during Mountain Market for a second time due to success of participants

Community Garden idea live on social media and website for residents' input

Unfinished Business:

1. Repair of railings for bridge across Jim's country store – to be discussed in a future meeting after Matt Baron look on the repairs needed.
2. Annual Audit: Rex Christensen motion to audit to be completed every 2 years. Audit was done in 2025; the next audit year will be 2027. Doris Harrington seconded. All in Favor. Motion Carried.
3. Signature/approval of minutes – to be done by temporary secretary Doris Harrington
4. Newsletter topics from Board Members – received as per due date.

New Business:

1. Motion by Stephanie Shaefer to approve invoice from Web Strategies – Annual Shenandoah Farms Maintenance in the amount of \$600. Seconded by Rex Christensen. One vote opposed, 7 votes in favor. Motion passed and approved.

Adjournment:

Motion to Adjourn by Roland Hook, seconded by Doris Harrington. Vote: All in favor
The meeting was adjourned at 8:04pm.

Minutes submitted by Josie Cooke
Office Manager

Signature