

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, February 10th

Conference Room at the Library

Minutes

(approved 4-13-24)

Call to Order: 9:10 am

Roll Call of Board Members:

Present: Andi Kelly, president; Tom Segura, vice-president; Alena Berlanga, secretary; Debi Segovia (on behalf of Conrad Krueger), parliamentarian; Leonard Ruiz, area rep #2; Ed Matheaus, area rep #3; Mande Henk, area rep #5; Terry LaBreck, area rep #6

Absent: John Turner, treasurer; Glen Mabe, area rep #1; Rex Minard, area rep #4

Establish Quorum: 8 in attendance, 3 absent, there being a majority a quorum was established.

Approve Agenda:

Motion made by Alena Berlanga to approve agenda, seconded by Tom Segura, unanimously approved.

Approve Minutes:

Board - October 16, 2023:

Board - October 21, 2023:

Membership - October 21, 2023:

Motion made to approve all minutes by Leonard Ruiz, seconded by Terry LaBreck, unanimously approved.

Announcements:

- Thank you everyone for reading through the lengthy documents of the Certificate of Formation, Bylaws, Standing Rules and Procedures Manual!
- Membership Meeting February 24th, 1:00 pm, Wilson County Ag Extension Rooms 9 & 10

Reports

1. President's Report presented for information only and will be posted on the website.
2. Treasurer's Report - discussed balance and status of legal expenses for pending suits. Legal expenses for 2023-2024 total \$19,983.79 and neither case is finalized. There will be more legal expenses.

2024 beginning balance: \$53,091.87

ending balance: \$49,667.87

Unfinished Business

1. Voting eligibility: The 2023 board recommended that the bylaws should be revised to specify a record date for future elections.
Motion made by Ed Matheaus to negate recommendation, seconded by Tom Segura, unanimously approved.
2. Violation #1
Attorney Rosenberg revised settlement agreement to add ATV and relief in the event of violation.

3. Violation #2

Attorney Newton advised no change since January 9; made contact with defendant's attorney for agreement to end suit

New Business

1. Board members signed conflict of interest statement

2. Welcome committee progress – none yet.

3. Review Policies and Procedures Manual

Board members should re-read the section pertaining to their office and make changes as become necessary. This manual is a fluid document.

4. Standing Rules –

Currently states board meetings will be held 2 days prior to membership meetings.

There needs to be space between board and membership meetings to include anything new the board may come up with.

a. General membership meeting is held 4th Saturday in April.

b. Annual membership meeting is held 4th Saturday in October.

c. Board meetings will be held 2nd Saturday in January, April, July, and October.

Motion made by Alena Berlanga to change board meeting dates as described above, seconded by Terry LaBreck, unanimously approved.

5. Deed restrictions revisions/update

a. Add definitions to clarify terms

b. Remove term “household” from animals section; clearly list specific animals

c. Remove term “public” from school

d. Clarify “horses” or other members of genus equus family

e. Add chickens, poultry, fowl

f. Specific coop requirements

Motion made by Terry LaBreck to approve deed restriction revisions, seconded by Leonard Ruiz, unanimously approved.

6. Updated information on HK Bella's Ranch (Richter Ranch Subdivision), proposed subdivision and wastewater facility next to Shannon Ridge.

a. ¼ acre lot plats not yet submitted.

b. Access on Kerry with emergency code for first responders.

c. Wastewater treatment will be recycled water for baseball/soccer field and park near facility.

d. Proposed to be 60 feet “greenbelt” from the rear of the Shannon Ridge properties – Tipperary Lane in particular.

e. Will require management team for facility; county will ultimately be responsible.

7. Roads

a. Wilson County budget session in September gave 33% of funding to paved roads to precinct #2 (ours). Precinct #2 has 296 miles to cover and working budget is \$600,000 for all roads in our precinct.

b. County does not have a capital improvement plan in place nor is it being discussed.

c. Costs approximately \$1 million per mile to pave roads per Precinct 2 Commissioner Russell King.

8. Discuss downsizing from 6 to 4 area/subdivision reps

Allow two seats to expire; board agreed to four reps rather than six. Proposed bylaws state a minimum of 4 and not more than 6 reps.

9. Annual Yard Sale

- a. Suggest adding Spring yard sale
- b. Keep October yard sale
- c. Team with Bentwood and Abrego Lake for dates

Next board meeting: If Standing Rules are voted in, next board meeting will be held Saturday, April 13th.

Adjourn: Motion by Ed Matheaus to adjourn the meeting, seconded by Mande Henk. Meeting adjourned at 10:31 am

Respectfully submitted,

Alena Berlanga