Shelbourne Greene Community Association Inc.

2025 Annual Meeting – General Meeting Minutes

November 12, 2025

Call to Order

Carol Schuler called the annual meeting to order at 6:31 pm. Carol Schuler, Rebecca Jimenez, PJ Lavelle, Debbie Pittard, Marshall Kahn, Rick Arenstein, and Rory Osborne were in attendance representing the board.

Vicki Fleming from AMI was also in attendance.

Many owners were also in attendance.

Opening Items

- Marshall made a motion to approve the agenda which was seconded by Bob Koor. All in attendance said "Aye". **Motion approved.**
- Rick made a motion to approve the 2024 Annual Meeting minutes which was seconded by Rory. All in attendance said "Aye". **Motion approved.**
- The Board Members were introduced as well as welcoming back Vicki Fleming.

Review Highlights from Meeting materials

- Tree maintenance & Encore Landscaping
- Pool house roof replaced
- Entrance signs painted
- Pool bathroom murals
- Common area sidewalks were leveled, obtaining quotes to replace approximately 72 broken sidewalk panels
- New lounge chairs purchased
- Pool liner replacement ordered for early 2026
- New umbrellas will be purchased
- Increase quarterly dues by $6/quarter = $24/year
- Encourage residents to sign up for ACH payment of HOA dues to avoid costly late fees
- Keep trash cans out of view
- Ensure carriage lights are working
- Park vehicles in garage and/or driveway, not on the street, for safety reasons
- Maintain yards and bushes & clean up after pets
- Keep sidewalks clear, trim trees & bushes near sidewalks
- Pool & playground amenities are not for non-residents
- Mentioned online neighborhood information: neighborhood website maintained by David Kennedy, Facebook Group, and portal via AMI

Treasurer's Report

- Reviewed proposed 2026 budget and surplus for reserve will likely cover cost of new pool liner.
- Answered questions regarding budget items & verified Shelborne Greene is not for profit, but is not a non-profit.
- David Kennedy motioned to approve 2026 budget. Robert Weisbach seconded. All in attendance said "Aye". **2026 Budget Approved**

Board Election Results

- Marshall won re-election to represent the Garden section
- Keith Richey was elected to an open seat representing the Village section
- Open seat available in the Orchard section

Questions from Community Members

- Neighbor commented there may be high radon in the neighborhood
- Neighbor commented seeing grass clippings in the street
- Newer Neighbor asked if dogs in the neighborhood are dangerous, suggested that if a dog does charge them, they should note where the dog lives, report it, so a note can be sent to the owner
- Neighbor discussed inspecting attics for pests such as mice, squirrels, bats. Neighbor suggested electronic device called "Mouse Blocker"
- South basketball goal post needs painting
- Fountain lights for both fountains need to be repaired – lightbulb issue?
- Mailbox & post vendor information, including post paint color, is on the website
- Neighbor has issue with flooding in his backyard, PJ to reach out with possible contacts in the City and County

Adjourned

General meeting adjourned at 7:25 pm and the Executive Meeting was called to order at 7:30 pm.