

CBHOA BOARD MEETING AGENDA

Date: May 15th 2023

Time: 7:30 PM

Location: 5 County Complex, Woodbridge, 22191

1. **Roll Call:**

Present: Carl Lude, Rachel Stradling, Vern Torney

Absent: Bonnie Keller, Scott Hovey

2. **Proof of Notice of Meeting**

Meeting advertised online, mailing and sandwich board.

3. **Approve the Agenda**

No additions to the agenda. Agenda approved

4. **Welcome and Introductions**

Review of neighbors that have moved in since the last annual meeting.

5. **Announcements**

New Address and notification that we are now self-managed.

Directory update – need to update it as PMI didn't update the records.

Discussion about Quickbooks and the ability to pay HOA fees online.

Stay connected. Details of various communication methods given.

6. **Report of Officers**

• President – Scott Hovey

Not present – Report generated and given by Carl Lude

Overview of PMI being dropped and us now being self-managed.

Report on the unexploded civil war ordnance on Ramrod.

Reserve Study update. Reserve study is a State required study to help HOAs correctly budget. Must be completed every 5 years.

Reserve study conducted by an engineering company who photo'd the assets to record condition then completed a report stating their condition, replacement life and the cost to replace them.

• Vice President – Bonnie Keller

Not present – no update.

• Treasurer – Carl Lude (See report)

\$35,000 currently set aside in reserve funds to pay for major expenses.

\$11,463.49 – in checking account.

All FY23 dues have been paid in full.
FY24 dues will be \$78 for the year.
Overview of 2023 budget given.

7. **Election of Board Members**

Preliminary results given. Note: Final result

32 Ballots cast.

Scott Hovey: 28

Carl Lude: 27

Vern Torney: 27

Rachel Stradling: 27

Giuliana Moniger: 4

Jim Little: 2

Clem Mitchell: 2

Bonnie Keller: 2 Votes

Existing board reappointed with the addition of Giuliana Moniger. Final results to be placed on the website.

8. **Resident Open Forum**

Discussion on the farm being reinstated at the top of Bacon Race Road.

9. **Adjourn**

Meeting adjourned at 8:20pm