

CANNON BLUFF HOA- VIRTUAL MEETING AGENDA

Location (Email ~ info@cannonbluff.org for address)

September 6, 2022, Begins at 7 PM (Virtual)

(Agenda to be posted on website.)

1. **Roll Call:** Vern Torney, Scott Hovey, Carl Lude, Rachel Stradling
2. **Proof of Notice of Meeting:** Advertised on Facebook, but discovered Zoom link wasn't working.
3. **Approve Draft Agenda:** Approved with additions of Google Drive, HOA Address, Disclosure packets.
4. **Confirmation of approval of Minutes from July and August Meetings:** August 4th Minutes approved (4/0) July Minutes tabled due to board members not having reviewed them.
5. **Report of Officers**
 - President – Scott Hovey
Hoping to speak to MIDCO before next meeting.
 - Vice President – Bonnie Keller
Not present
 - Treasurer – Carl Lude
PMI contract will cease at the end of September. Simple solutions have taken on accounts. In the process of transitioning banks. Reviewing records at PMI 9/7/22. Report provided on HOA Assets.
 - Secretary - Rachel Stradling
No updates.
 - Park Commissioners – Julie Phillips and Vern Torney
No issues at the park.
 - Key Master – Bonnie Keller
Not Present
 - Web Master – Tracey McClure
Not present
6. **Unfinished Business**
 - MIDCO talk (tabled until September meeting)
Tabled until October meeting
 - Cooperative Extension (tabled until September meeting)
Tabled until annual meeting
 - Event Committee
No additional event planning done. Would like to do an event in the fall.
Discussion about the chili cook off in October. Scott to circulate ideas for an event.

- Budget
Request from Vern to add budget for anti slip coating to bridges. Quote from Oscar for \$2650 to do anti-slip painted strips. Will discuss after storm season if budget allows.
Carl motioned to approve the budget as posted, seconded by Scott.
Approved 4/0.
- Covenants (tabled until September/October)
Carl to share information from a presentation he reviewed, then discuss at the October meeting.
- Reserve Study
Carl motioned to accept the proposal for the new reserve study, seconded by Vern. Approved 4/0.
- PMI Contract
Notice given, accounts being reviewed 9/7/22 and no further action required.
- Insurance
Carl raised concerns that we are over insured currently. Discussion about quotes received and the level of property covered needed.
- Park Keys (paying for keys for new owners)
Tabled until October meeting.

7. **New Business:**

- HOA Address:
Simple solutions will accept mail on our behalf. They will notify the board when mail is received. Scott agreed to update the address information with the State. Discussion about removal/addition of signature authority with the bank.
- G Drive and zoom
Discussion about having generic HOA email addresses. Carl to discuss options with Tracy, also to look at creating a HOA G-drive.
Also to look at Google meets platform if moving to G-drive.
- Emails from HOA members regarding HOA dues increase and lack of notice. Discussion on reason: Inflationary costs for park maintenance and looking to save money where we can, \$2500 reserve study this year which is mandated by the State. Increase by \$6. Discussion about putting it on the website. Rachel to send response to Tracy for posting on the website and remind people to pay their invoices on time.
No covenant that addresses fences.
- HOA Disclosure Packets
We will be taking over disclosure packets from October 1st.
Required to provide the last 6 board meeting minutes.

Carl to draft disclosure packet and send to Vern for review. Carl and Scott authorized to send the disclosure packets on behalf of the board.

8. **Resident Open Forum**
No residents in attendance.
9. **Closed Discussion**
Discussion on delinquent accounts.

Next HOA Meeting Date: October 11th 2022 at 7pm (virtual)

Adjourn Meeting: Adjourned 8:33pm