

CANNON BLUFF HOA- VIRTUAL MEETING MINUTES (APPROVED)

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

August 28th 2023, 7:00 PM (Virtual)

1. Roll Call:

- Board members present: CAL Lude, Vern Torney, Giuliana Moniger
- Board members absent: Scott Hovey, Rachel Stradling
- Members present: 51 members were present. Refer to zoom recording.

2. Proof of Notice of Meeting: Posted to the website

3. Agenda: Approved as drafted

4. Approval of previous minutes: Minutes from May 31, 2023 meeting were approved as drafted.

5. MIDCO Presentation by Martin Jeter – Martin covered numerous development projects occurring near Cannon Bluff and the wider PWC area and answered questions.

6. Report of Officers

- President – Scott Hovey: Absent-no report
- Vice President – Vacant - no report
- Treasurer – Carl “CAL” Lude. Full statements of activity and financial position were provided to the Board and are available on request. Summary below.
 - Operating account: balance = \$8,268.84 + \$78 payment for deposit
 - Reserves: \$25,240.47 in a 12 month CD + \$10,074.96 in a 6 month CD
 - Total Assets = \$43,662.27
 - Revenue since January 2023: \$2,928.91 (Assessments, late fees & interest)
 - Expenditures since January 2023: \$6,172.75 (includes \$3013 for insurance, \$1,175 for the Reserve Study, \$800.34 for park maintenance, and \$558.25 for annual meeting printing, postage)
- Secretary - Rachel Stradling: Rachel submitted her resignation from the Board
- Park Commissioners – Julie Phillips and Vern Torney: Nothing to report
- Key Master – Tracy McClure: the Association has 1 key remaining. Tracy will procure additional keys (approximately one year’s worth based on recent experience) from Baldinos.
- Webmaster – Tracy McClure: Nothing to report

7. Unfinished Business

- Election of Officers:
 - Scott is being replaced due to lengthy absence.

- Barbara Quick volunteered to join the Board
- Following a discussion of roles, the officers were elected as follows:
 - President - Tracy McClure
 - Vice President - Giuliana Moniger
 - Treasurer - Carl "CAL" Lude
 - Secretary - Barbara Quick
 - Director at Large - Vern Torney
- Status of Directory Update: the directory (more aptly referred to as the "CBHOA Member Database" has been updated to match tax records and annotate members who have opted into e-communication. The data is only available to the Board and is only used for official business.

8. New Business

- Budget Approval: The budget as drafted was amended to increase the amount for insurance from \$2400 to \$3200 and an decrease in the set aside for Reserves by \$800. The approved budget is attached below.
- Disclosures Forms: CAL reported that effective July 2023, the CICB has a new standardized resale disclosure form. The new form was used for the latest resale disclosure (sent August 6th) and the template has been downloaded to the Board's drive for future use.
- Planning for boat ramp repair and retaining wall project - 2024: Vern volunteered to lead a subcommittee to seek proposals for the repair and/or replace the ramp and retaining wall consistent with the recommendations of the Reserve Study.

9. **Resident Open Forum:** No discussion occurred

10. **Closed Discussion:** No closed session occurred

Next HOA Meeting Date: November 1, 2023 at 7PM

Adjourn Meeting: