

CANNON BLUFF HOA – VIRTUAL BOARD MEETING MINUTES)

Location: <https://us06web.zoom.us/j/5337221535?omn=87852900886>

March 12, 2024, Starts at 7:00 PM (Virtual)

1. Roll Call- Tracy McClure, Cal Lude, Giuliana Moniger, Vern Torney, Barbara
 - Non-board Roll Call - Collin and Laura MacKenzie, Jim Eden
2. Proof of Notice of Meeting: Posted on the website
3. Approve Draft Agenda - Approved
4. Approve prior Meetings Minutes - Approved pending recommendations to draft meeting minutes.
5. Report of Officers
 - President – Tracy McClure
 - Request made for park key for Dave Morris due to loss from theft
 - Vice President – Giuliana Moniger
 - No report
 - Treasurer: Cal Lude
 - Cal clarified a mix up on the legal fees and Zoom fee was \$157.40 outstanding from last meeting.
 - Statement of activity and financials uploaded to drive.
 - All but one property is paid up for dues. The one property is an estate being settled.
 - Secretary – Barbara Quick
 - No report
 - Park Commissioners – Vern Torney
 - Motion approved to purchase mold treatment to be used on the bridges
 - Key Master – Barbara Quick
 - Request made to get an original key for Cannon Bluff Drive resident
 - Recommended to purchase additional keys from Baldino's
 - Web Master – Tracy McClure
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6. Unfinished Business
 - Report on the status of the covenant violations
 - Review progress on the Welcome Packet
 - In draft form - feed back is being received for services
 - Review Key Return process - Initial stages stages of development
 - Confirm speaker update for the May HOA meeting
 - Emails have been sent to the speaker to inquire about topics and dates
 - Awaiting clear date
 - Rooms 202 A&B have been reserved for the Annual HOA meeting at 7:00 PM
 - Review the planning for the boat ramp and retaining wall
 - Two estimates have been received from \$36,000.00 - \$40,000.00 but dependent on design and approval. This project could potentially meet \$70,000.00.
 - Fairfax County is the regulatory Authority for work along the shore line.
 - They would not consider a rock wall or any design other than like and kind installation, such as the timber walls previously installed.
 - PWC Engineers recommended piling wall behind of existing wall or helix screws into the wall if the wall is in good repair, and does not require permits.
 - Third Engineer could provide estimate but require \$675.00 to come here and provide estimate, could not confirm if the estimate would be deducted from the construction cost. Cal stated he would bring this back to the board.

- Board was not favorable for charging for estimate, and additional information will be obtained and brought forward.
- Follow-up with Fairfax County and the Board decision to pay for the estimate is forthcoming.
- Emeritus President Jim Eden spoke on the history of the boat dock and pier
- January discussion was not clear - Action needs to be taken on the maintenance contract for the park. We have a quote from Oscar's and there was discussion on getting additional quotes.
- Gunner Ct. - Letters, phone calls and emails have been sent to the responsible parties and the responsible party has responded. Prince William County has opened a case and the owner is now dealing with the County.
- Howitzer Ct. - The owner declined the offer to have Oscar's clean up the property but approved to have yard work done for \$500.00.
 - VDOT is responsible for the damaged guard rail on the property.
 - Recommendation accepted by Board for \$500.00 and have Oscar's do some work.
- Recommendation to clean up the property and send the owner the bill after lawyer consult, per our covenants.
- Treasurer will notify the owner that we will be moving forward to complete the work for \$500.00
- Cannon Bluff Dr. Vacant land with incidental structure - Vehicles cannot be dealt with at the time as they cannot see the vehicles tag from the road and a neighbor has not complained. Recommendation to remove this from our ongoing review - All in favor
- The second Cannon Bluff Property is going through probate and will need to wait until this is complete.
- Discussion on preparation for the Annual Meeting.

7. New Business

- Discuss Neighborhood Services Conference attendance - Three members will be in attendance.
- Easter Egg Hunt on March 30th - The event will be held at the park and Tracy will be bringing her bunnies, eggs, toys and games.
- Renew the wood chips on the trail

8. Resident Open Forum

Resident provided update on the construction on the sheep farm and expressed concern for the farm, transparency is not coming from the Farm or County Agencies. Comments and concerns discussed and reiterated that the CBHOA does not have a legal stance on the farm, but welcomes all comments.

9. Closed Discussion

No closed discussion

10. Adjourn Meeting Time:

9:18 PM

Date for next Meeting Date: April 16, 2024