

## CANNON BLUFF HOA MEETING MINUTES

Location (Zoom)

Nov 1, 2023, Begins at 7:00 PM (Virtual)

1. **Board Roll Call:** Carl Lude, Vern Torney, Giuliana Moniger, Tracy McClure
  - Non-board roll call: 2 - Ingrid Meyers and Steve Baker
2. **Proof of Notice of Meeting:** Posted on website and Facebook
3. **Agenda:** Approved as drafted
4. **Approval of previous meeting minutes:** Approved
5. **Report of Officers/President:**
  - **President** - Tracy McClure - No update
  - **Vice President** – Giuliana Moniger -No update
  - **Treasurer** – Carl Lude
    - Majority of HOA dues have been paid, 13 accounts are outstanding. There is no contact information for four residences. The Board will provide assistance in obtaining this information.
  - The 12 month CD is due to mature on April 24, 2024. The \$25,386.24 in this account is planned in the budget for major improvement projects in the park this coming Spring/Summer construction season.
  - Postage fee in financial report (\$86.46) reflects residents wishing to utilize the postal service for dues communication.
  - Second point of contact: President, Tracy McClure has been added on bank accounts signature card for HOA accounts.
  - **Secretary** - Barb Quick, Absent
    - Cal stated he worked with Barb on most recent resale packets so she can take that process over.
  - **Park Commissioner** - Vern Torney
    - The last park maintenance service from the current 3 year contract was completed in the park. The renewal contract is quite a bit more and proposals or references are welcome.
    - Proposals are being accepted for the concrete work for the boat ramp and adjacent wall as part of the major improvements.
    - Dock Key Master** – Barb Quick - Absent
      - Tracy stated she worked with Barb to take over key master, at least one new key was issued.
    - Wed Master** – Tracy McClure
      - Continuing to do updates as needed. Adding news and announcements to facebook page and website

**6. Old Business**

**Clarify CBHOA role as it relates to the property at the corner of Asdee and Davis Ford:**

The property is not part off Cannon Bluff Homeowners Association, the Board can not express a stance on the property. The purpose of the guest speaker was to provide factual information on developments that are either approved or in the approval process surrounding Cannon Bluff. Citizens can inquire and express their concerns to County Officials and County departments. The presenter has been contacted by the HOA on the the ongoing use of emails. This was not the intention of the HOA.

**7. New Business**

- Discuss Covenant #6 and PWC Code Section 29-17, lot maintenance.
  - i. This inquiry was brought forward due to two residences in need of cleanup and 2 vacant properties the CBHOA Board is aware of.
  - ii. The Board will attempt to contact the published owner. If the owner does not respond to the HOA request to clean up the property to the guidelines in the covenant, the HOA will incur the cost to clean up the property and attempt to collect the cost from the owner. If this is not successful PWC Property Maintenance will be contacted for assistance as they can serve court documents. If this is not successful the HOA can collect the cost at settlement when the property is sold.

- Discuss creating a Welcome Packet for new residents to include: dock and park information, HOA Meeting information, Website, Facebook. and Community resources. All members onboard and awaiting draft.

- Discuss park key return process.

There are a couple of times we can request return of the key. All times were identified and approved by the board.

Discuss Virginia Cooperative Extension presentation as possibility for May 2024 HOA Annual Meeting. Not discussed

- Review of Cannon Bluff Halloween Parade held October 22, 2023.
- The event went very well and fun was had by all. The Community conveyed they would like more events and Santa visit was suggested.

**8. Resident Open Forum**

Ingrid Meyers – Provided sheep farm concern, but the HOA can only inform of known operations.

**9. Closed Discussion**

No closed discussion

**10. Next HOA Meeting Date:** TBD via email

**Adjourn Meeting:** 8:30pm