

CANNON BLUFF HOA – September Board Meeting  
Location: <https://us06web.zoom.us/j/5337221535?omn=87852900886>  
September 17, 2024, Starts at 7:00 PM (Virtual)

1. Roll Call
  - Tracy McClure, Giuliana Moniger, Cal Lude, Vern Torney, Barbara Quick
  - Residents: Chip Lohman, Martin Murdolph, David Morris, Elaine Cash
2. Proof of Notice of Meeting
  - Posted on website
3. Approve Draft Agenda
  - Approved as presented
4. Approve prior Meeting Minutes
  - Approved as presented
5. Report of Officers
  - President – Tracy McClure
    - Presented draft Welcome Packet for board review
  - Vice President – Giuliana Moniger
    - Presented prior meeting minutes
    - Motion to approve Cal Lude, Second by Vern Torney
  - Treasurer: Cal Luda
    - Financial Position uploaded to the Google drive
    - Statement of Activity uploaded to the Google drive
    - 122 of 236 residents have paid their dues
    - Draft 2025 budget presented
      - Motion to approve presented by Cal Lude - Second Vern Torney
  - Secretary – Barbara Quick
    - One home disclosure and two key requests processed - 8 keys remaining
  - Park Commissioners – Vern Torney
    - Two proposals reviewed for the wall and ramp
    - Discussion of the two proposals and the board agreed upon repairing as opposed to replacing the wall and ramp
    - Vern and Cal will proceed with Rasco Engineering for the work
      - Cal Lude motioned to accept, Barbara Quick second
  - Key Master – Barbara Quick
  - Web Master – Tracy McClure
    - Updates to information
6. Old Business
  - Follow-up on status of Gunner Court - PWC mandated a deadline for removal of

identified violations. As of this meeting, the owners have removed one of six cars, the tree and deck. The case will continue with the County to have the remaining vehicles removed.

Follow-up on the status of Howitzer Court - Maintenance has been conducted and billed to the Absentee Owner in the amount of \$500.00. The property will require monitoring for compliance.

Review inquiry for 5000 Cannon Bluff Drive bushes blocking intersection. Review by board members determined VDOT and or the owner would be responsible to maintain the right of way if the bushes continued to grow larger and blocked the view of the intersection.

7. Open Forum

Discussed upcoming 2nd Annual Halloween Parade, will be posted on website.

Homeowner raised discussion concerning the need for a stop sign at the intersection of Bacon Race and Wolf Run Shoals. The HOA will contact VDOT to inquire.

8 Adjourn: 8:58 P.M.

