

CANNON RIDGE HOMEOWNERS ASSOCIATION

Board of Director Meeting Minutes

July 11, 2014

The meeting was held at the Keedysville Town Hall, Keedysville, MD.

BOARD MEMBERS IN ATTENDANCE: Lorraine O'Connor, Scott Rinebolt, Ken Lord, Dave Reichenbaugh, and Henry Kane

BOARD MEMBERS ABSENT: none

OTHERS PRESENT: Keith Stains, representing PMP; see attendance sheet on file with PMP for HOA residents in attendance.

CALL TO ORDER: With official quorum, the meeting was called to order at 7:00 PM by Dave Reichenbaugh

APPROVAL OF AGENDA: Motion by Lorraine, second by Henry, the Board unanimously approved the agenda as written.

I. General Community Issues –

- a. **Resident forum** – no concerns or issues raised.
- b. **ARC** – no activity.
- c. The remaining BOD meetings are scheduled for Wednesday, September 10, & Wednesday, November 12, 2014 at 7pm.
- d. The 2015 Annual meeting is TBD

II. Association Business –

- a. Financial statements, including balance sheet, through/as of 6/30/14 were provided by PMP.
- b. Motion by Ken, second by Henry to ratify the electronic decision to send a donation in the amount of \$100 to Bryer's Funeral Fund. Motion unanimously approved.
- c. Motion by Scott, second by Ken to place \$25,000 from the operating account into a money market account. Motion unanimously approved.
- d. Motion by Henry, second by Scott to prepare amendments to the covenants regarding swimming pools, trailers and boats, and default assessments and distribute to the members for a vote. Motion unanimously approved.

III. Management Report

- a. Management report given by Keith Stains. The following items were discussed:
 1. Block party flyer was included.
 2. The association is having 34 Sumter mowed.
 3. ARC log was presented – no activity.
 4. Compliance log was presented.

IV. Pending Business

- a. Discussed status of proposed covenant amendments. – see association business.

V. New Business

- a. None discussed.

VI. Executive Session

- a. Nothing discussed.

VII. Adjournment

On a duly made motion by Lorraine, second by Henry, the board unanimously voted to adjourn the open session of the meeting at 8:00PM.

Respectfully submitted: _____
Keith A. Stains, CMCA®AMS® Property Management People, Inc.