

# CANNON RIDGE HOMEOWNERS ASSOCIATION

## Board of Director Meeting Minutes

September 10, 2014

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

**BOARD MEMBERS IN ATTENDANCE:** Ken Lord, Dave Reichenbaugh, and Henry Kane

**BOARD MEMBERS ABSENT:** Lorraine O'Connor, and Scott Rinebolt

**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 7:15 PM by Dave Reichenbaugh

**APPROVAL OF AGENDA:** Motion by Henry, second by Ken, 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, November 12, 2014 at 7pm.
- d. The 2015 Annual meeting is TBD

### II. Association Business –

- a. Financial statements, including balance sheet, through/as of 8/31/14 were provided by PMP.
- b. Motion by Henry, second by Ken to approve the minutes from the July 9 Board meeting. Motion unanimously approved.
- c. Motion by Ken, second by Henry to request LEB to opine on the possibility and ramifications of abandoning the HOA. Motion unanimously approved.

### III. Management Report

- a. Management report given by Keith Stains. The following items were discussed:
  1. Common area and SWM ponds are being mowed.
  2. Keith to have an electrician look into repairing the entrance sign light.
  3. ARC log was presented – no activity.
  4. Compliance log was presented.
  5. Copy of the engagement letter with Greenwood & Associates to perform the audit of the 12/31/13 financial statements and prepare the related tax returns was presented.

#### **IV. Pending Business**

**a. Discussed status of proposed covenant amendments. –**

As of 9/8/14	FOR	AGAINST
Swimming pools	23	7
Vehicles/trailers	21	9
Fines	22	8

Discussed the possibility of having PMP go door to door to obtain votes.

#### **V. New Business**

**a. None discussed.**

#### **VI. Executive Session**

**a. Nothing discussed.**

#### **VII. Adjournment**

On a duly made motion by Henry, second by Ken, the board unanimously voted to adjourn the open session of the meeting at 7:37PM.

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