

CANNON RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 21, 2011
Minutes

ATTENDEES:

Craig Whetstine, President
Ken Lord, Secretary
Dave Bajuscak, Treasurer
Dave Reichenbaugh
Scott Rinebolt
Carrie Hetrick

I. CALL TO ORDER AND APPROVAL OF AGENDA

The meeting was called to order by Craig Whetstine at 7pm. *Motion to approve the agenda by Dave B. seconded by Ken Lord; approved 5-0*

II. GENERAL COMMUNITY ISSUES

- **OPEN FORUM** – several residents in attendance raised the issue of portable children’s pools – specifically what is allowed, and asked for a clarification of the description in the covenants. *Action on this issue is described in actions items below*
- **ANNOUNCEMENTS** –
 - Discussion of meeting schedule for 2011 and possibly moving to a bi-monthly schedule
 - Decision made to hold the next meeting (July), and reevaluate

III. ASSOCIATION BUSINESS –

- A) Approval of April 19th meeting minutes** - *Motion to approve by Dave Bajuscak, seconded by Carrie Hetrick, passed 5-0. Minutes for Sept, Oct, and Nov 2010 not available for review/action.*
- B) Financial Report** – Dave Bajuscak read Treasurers Report (see June 2011 meeting handout)

IV. ACTION ITEMS –

- **SWM/Common areas** - the Board discussed maintenance of lawns for vacant or foreclosed homes, retention ponds and common areas. Board members and residents discussed the possibility of a committee to oversee the maintenance of the area around the entrance sign/monument. Dave Reichenbaugh offered to organize a sign clean-up day to remove weeds/debris and replace mulch around the sign. *Motion made to approve the contract with OTS to maintain storm ponds and common areas, and mow one foreclosed property. Motion made by Dave Bajuscak, seconded by Ken Lord; approved 5-0.*
- **Clarification of Pool Definition** – Based on violation notices sent, several residents inquired in open forum about the restriction on children’s pools. Residents questioned the violation notices and suggested the covenants do not give enough specifics. After discussion, the board

proposed a rule clarification. A motion was made to approve a rule clarification: "pools may be 18' at their widest point, and up to 52" in depth". *Motion made by Ken Lord, seconded by Carrie Hetrick, passed 5-0.*

V. ITEMS COMPLETED – (see June handout for details)

- Board and vendor list updated
- Yard Sale Ad placed
- 9-mo CD opened on 04/29/2011 for \$15,891.46 at the Bank of Nevada at 1.15 APY
- Shed size definition - amendment to declaration recorded 06/15/2005
- 2010 Federal Tax Return mailed to the IRS on 03/07/2011
- Refund checks distributed for 13 Yankee, 15 Farragut, 30 Farragut, 31 Farragut, 24 Rebel, and 23 Sumter. These refunds were based on overpayment of dues, pursuant to the Board's decision to waive \$50 for payment of 2011 assessment by 01/31/2011
- Welcome letter sent to 28 Yankee

VII. ARCHITECTURAL APPLICATIONS – *motion by Ken Lord, seconded by Carrie Hetrick, passed 5-0 to accept the recommendations of the ARC as follows* (see June handout for descriptions)

- 17 Farragut – shed and patio – approved
- 36 Yankee –shed - approved
- 26 Farragut – shed – **denied**
- 15 Appomattox – patio – pending
- 18 Rebel – deck – pending
- 25 Farragut – shed – pending
- Discussion of accepting Greg Carroll as a replacement for Scott Rinebolt as ARC member; a person cannot hold both positions.

VIII. COMPLIANCE LETTERS – See June handout for list and a copy of the Rules Enforcement Procedure

- Discussion and review of compliance letters sent
- Inspections – the Board discussed the timing/frequency of inspections, process for re-inspection
- As discussed in item IV, many pool owners felt they received a violation in error, based on the lack of specificity in the covenants; in other cases, RVs are allowed for a period of up to two weeks before they are in violation.
- The board agreed that the management company representative should conduct the inspections as an objective third party and not with a board member present. The board agreed, but asked that outgoing compliance letters be submitted for Board review each month before they are sent to residents

IX. PENDING ITEMS –

- **STREETLIGHT PROJECT** – Craig Whetstine presented an overview of the streetlight project. Members discussed the precise location of the streetlights relative to intersections. The board

agreed to look into the additional cost of having these lights moved to the street corners.
Motion made to continue moving forward on the project and research lighting locations/cost – motion by Dave Reichenbaugh, seconded by Ken Lord; passed 4-1-0 (Dave Bajuscak abstaining)

X. NEW BUSINESS –

- Discussion of renewing the newsletter
- Stacy Steffen asked about a mail-in option for approvals
- Any changes to governing documents require a ballot for each homeowner
- The board discussed pushing out agendas ahead of board meetings

XI. EXECUTIVE SESSION – *Motion to adjourn regular business and move into executive session made at 9:12pm by Dave B, seconded by Scott Rinebolt; passed 5-0.*

- **Covenants and Violations** - no hearing notifications, architectural appeals, or hearing requests.
- **Collections Status Report** – notice of intent to file lien letters mailed to delinquent owners; refer to list a-k in handout for specific properties.
- The Board came out of executive session at 9:17pm

ADJOURN: The meeting adjourned at 9:17pm. *Motion to adjourn by Dave Bajuscak, seconded by Ken Lord; passed 5-0.*