

**Cannon Ridge HOA
Monthly Board Meeting
July 11, 2012, 7:00 PM
Keedysville Town Hall**

ATTENDEES

Board Members:

Ken Lord
Scott Rinebolt
Carrie Hetrick
David Reichenbaugh
Lorraine O'Connor

Homeowners:

Bill Hebb, 27 Farragut
Andy French, 12 Farragut
Kayce Varney, 14 Farragut
Dave Bajuscak (via proxy), 15 Appomattox
Jean Reichenbaugh, 47 Sumter
John McNamara, Rebel
Melei Lath, 36 Yankee

Other:

Matt Hull, Mayor, Town of Keedysville
Barry Levey, Assistant mayor, Town of Keedysville
Carol McClan, Elizabeth's House

CALL TO ORDER: The meeting was called to order at 7:05pm

Quorum: A quorum was determined to be present by the board.

Architectural Review: Two applications were reviewed and discussed - 23 Yankee, and deck at 18219 Dogstreet Road. Ken Lord moved to approve both; Carrie Hetrick seconded, passed 5-0.

PRESENTATIONS

Water Dispensing Proposal - Barry Levey, Assistant Mayor, Town of Keedysville – The town presented a proposal to establish a water dispensing station at the concrete vault on Yankee Drive, below the Cannon Ridge entrance sign. The Town is interested in selling water to commercial customers. The station would be serviced by single axle trucks parked along Yankee while refilling. This operation and the location of the dispensing station is within the Town's right of way, however the Town sought HOA approval due to potential impacts to traffic and the neighborhood. Also discussed were improvements

to the area, in keeping with the Board's plan to enhance the area around the entrance sign. The Board asked the Town to build up the area around the vault by providing additional topsoil, thereby allowing additional plantings. The Board provided conceptual approval of the water dispensing proposal, but asked the Town to limit the operation to 8am-5pm, with a six-month trial period. The Town indicated that it would be responsive to any complaints during this period. Dave Reichenbaugh made the motion, Ken Lord seconded, passed 5-0.

36 Yankee - Elizabeth's House – Proposal by Melei Lath of 36 Yankee Drive to expand her existing group home facility from five residents to ten. She provided an overview of the facility, saying it was a state licensed facility began in 2007, providing housing for those who need assistance with daily living. She specified that the facility is inspected regularly by the state as a condition of their license. The Town (Barry Levey expressed concern that the facility is using water and sewer at a commercial rate, but paying residential fees. Dave Reichenbaugh expressed concern that the State License probably requires notification of local jurisdictions; neither the Town nor the HOA has a copy of their state license. For next meeting – Elizabeth's House will make a follow up presentation, provide a copy of the license, and we will send them a copy of our covenants which require notification of the Board for any such business within the neighborhood.

Motion to Adjourn: Dave Reichenbaugh, Ken Lord seconded. The meeting was adjourned at 8:25pm.