

Minutes Cannon Ridge Board Meeting

November 13, 2013

Keedysville Town Hall

Board Members present

Ken

Chad

Scott

Lorraine

David

PMP

There were no additional home owners or public in attendance.

The meeting was called to order at 1900HRS by President Ken Lord. The minutes from the previous meeting were reviewed and approved at 1906HRS by unanimous vote.

There was no committee reports presented.

An application to build a Pergola was reviewed for 27 Farragot and approved by unanimous vote.

Financials were reviewed by PMP

Operating Account contains \$19314.00

Smart Street account still contains \$90.00

CD contains \$16029.00

Reserve Account \$1503.00

Contingency Account \$522.00

Receivable \$10578.00

Total Assets \$48039.00

Accounts payable \$939.00

\$5100.00 Net Loss for the year Most of this loss went to the speed bump project.

PMP is working on reconciling books to make sure that any collection letters sent to owners are correct.

11920HRS there were no concerns raised concerning the 2014 budget. Motion was made to approve budget and the motion passed by unanimous vote. In addition by unanimous vote it was agreed that Greenwood and Assoc. would be retained to complete tax documents for the Association.

1938HRS Compliance issues were discussed and ideas were discussed on how to change the Cannon Ridge Documents and how to get a 75% owner approval of any changes as required. There was discussion concerning trying to get documents together for an attempt at approval during the May annual meeting.

1942HRS the board went into executive session to discuss specific compliance issues and board response for non-compliance.

1955HRS board came out of executive session motion was made to send a letter to a non-compliant home owner concerning a travel trailer that has been parked in his back yard for several years since the home owners association was turned over to the residents from the builder. The letter had been prepared by legal counsel at expense to the association and was a letter threatening an injunction against the home owner for compliance issues. The motion was passed by a 3-2 vote to have the letter sent to the home owner. Lorraine, Scott, and Chad voted for the motion, Dave and ken voted against the motion.

The meeting was adjourned at 2000HRS.

Submitted by

David C. Reichenbaugh

Secretary/Treasurer