

Minutes

Cannon Ridge Executive Board Meeting

January 19, 2010

Meeting called to Order by President Mike Telemeco at 1856HRS

Keedysville Library

The following board members board Members were present.

Mike Telemeco

Dave Bajuscak

Dave Reichenbaugh

Ken Lord

Lorraine O'Connor

Also present was Jen Biser Claggett Management

Matt Hull, Mayor of Keedysville was also in attendance.

President Telemeco asked for a motion to approve minutes from December meeting. A brief discussion followed. Motion was made by Ken Lord, seconded by Dave Bajuscak and the minutes were unanimously approved.

After review it appears that Cannon Ridge Homeowners Association will be responsible for the storm water Management Ponds for 2 years. There is some confusion with this issue. Jen is going to contact Ryan to make sure we are clear about our responsibilities.

Discussion was initiated by the president on the preparation of our tax returns. After a brief discussion Lorraine O'Connor made a motion to have Carol Greenwood prepare the return. Ken Lord seconded the motion and it was passed without dissent.

There was discussion concerning dues. Dave Reichenbaugh made a motion to change the dues date from January to March 1, with next year's dues due on March 1, 2011. Bills will be sent out in January. The motion was 2nd by Dave Bajuscak and was passed without dissent.

There was a discussion concerning home owners who were never billed for their assessments.

Dave Bajuscak concerned with the issue of whether the homeowner knew they owed assessments or not. Dave feels that the homeowner's title company may be at fault at closing.

Mike Telemeco does not fault home owner.

After 10 minutes of discussion Dave Bajuscak made a motion to table the topic until Jen has verified all addresses and their assessments if they were billed. Dave R. 2nd the motion. The motion was passed unanimously.

There was discussion with a resident Steve Wagner about the development of the Home Owners web site. He discussed out options and what his company can provide. There was a discussion concerning the development of the web site and the two proposals that are before the board. The discussion was tabled for private session of the board.

Old Business

The board had a discussion for the creation of 2 \$1000.00 scholarships for Cannon Ridge Children for higher education.

After a brief discussion Dave Bajuscak made a motion to create 2 1k scholarships for high school juniors and seniors to be awarded annually. To be called Cannon Ridge HOA scholarship. Details will be determined.

Lorraine O'Connor 2nd the motion carried with unanimous vote.

Open Forum

Matt Hall, Mayor advised that Dan Ryan is responsible for maintains of storm water management ponds for 2 years then they become the responsibility of the town.

President Telemeco asked for opinions for a block party after discussion that also included the mayor it was determined that the Keedysville Park was the best option. Lorraine O'Connor made a motion to set aside \$750.00 to be used for the block party. Dave Bajuscak 2nd the motion and the motion passed without dissent.

The mayor was asked about the proposed water tower located within Cannon Ridge. He advised the tower has been five years in progress and there is no completion date. He advised the tower will be a ball and will be 148 feet in height and will be sky blue.

He also advised that there is a county ordinance concerning cleaning up after pets. There is a problem with a resident on Yankee. A letter will be sent.

The meeting was then closed to the public for private session.

Delinquency letters were sent offering amnesty to pay assessments without penalty. There was no response to the letters.

Additional discussion was held in regards to the web site. Dave Bajuscak made a motion to hire Web with Ease from Boonsboro to develop the web site Ken Long 2nd the motion. The motion was passed unanimously.

Motion was made by Dave R to adjourn the meeting at 2050HRS Dave B. 2nd the motion. The motion passed unanimously.