

1st Annual Meeting of the Cannon Ridge HOA

**July 23, 2009
Meeting Minutes**

Meeting called to order by Mary Ann Garst, previous Community Manager at approximately 7:00 P.M. at the Keedysville Community Center. Present were: Dan Ebersole, Developer, Mary Ann Garst from Clagett and Jennifer Biser from Clagett Management. Approximately 26 homes were represented.

Quorum was determined. The Association needed 1/10 of the members present to establish quorum. Quorum was achieved.

Introductions were made to the homeowners. Mary Ann Garst introduced Jennifer Biser who is the new managing agent for Cannon Ridge and Dan Ebersol was introduced.

Dan Ebersole from Dan Ryan began with a community update. The turnover from developer to the Association is taking place at this meeting. There are only two (2) Lots to sell in the community and a few streets left to be paved. Dan Ryan is going to have Cannon Ridge completed and will be leaving by no later than October 2009. At that time the roads and five (5) storm ponds will be accepted by the town of Keedysville. There was some discrepancy with Dan and the homeowners of when the town will accept the roads. A homeowner who attended the town meeting was told by the Mayor that it would be two years before the town would accept the roads in Cannon Ridge. Dan Ebersole informed the homeowners that that was not the case and their plan at this time is to have everything turned over by October 2009. The Association will no longer be responsible for the maintenance of the ponds nor will they be responsible for snow removal after the turnover.

The town will mow the ponds three (3) times a year. These ponds have a clay base and should have at least six (6) to eight (8) inches of grass in them at all times. The Association can mow these ponds should they feel the town is not mowing them often enough.

The community maps will be turned over to Clagett Management within two (2) weeks.

Mary Ann Garst went over the 2009 Budget with homeowners. Cannon Ridge is in great financial status. The current checking account balance is \$25,673.61 and the Association has a CD with FCB with a balance of \$15,429.37. The expenses were reviewed and discussed. Homeowners questioned why the Association was paying for snow removal if Dan Ryan was responsible for the maintenance of the streets. The Association paid \$1,230.00 for snow removal in 2009. Dan Ebersole explained that they pay for the snow removal only in the sections where they are still building. Once the street is built out the Association pays for the snow removal. This is standard practice in any Association that is in development stage.

Open Forum began with discussion on Dan Ryan leaving the community. A homeowner wanted to know what was going to be done with irrigation stones left on Farragut. Dan stated those would be removed and the lawn would be re-seeded. Homeowners were concerned with the sewers and sewer caps. They need to be cleaned out and the caps are too high. A homeowner on Sumter wanted to know if they were going to fix the edge at Lot 14 when they top coat the streets. Dan explained that all items would be corrected and that the town will inspect before they can release the bond. Everything will be completed by the Towns specifications.

A question arose regarding the water tower site. The water tower is the towns and site has been planed since the beginning of the development.

There was an interest in the Association buying one (1) of the two (2) remaining lots and turn it into a community center or playground. Dan stated that they could look into it, but the documents state that Lots are to be for residential use only.

A long discussion regarding Sumter Drive took place. There was misrepresentation to some homeowners that Sumter Drive was not going to be opened, when in fact it was. There is a major concern from several homeowners with the speeding on Sumter Drive and drivers running the stop signs. The homeowners would like to have signs placed that state "Slow Children at Play" and speed humps installed. Dan stated that once the streets were turned over the Association could speak with the Town about placing speed humps. Homeowners wanted Dan Ryan to place the speed humps before the streets were turned over. Dan Ebersole stated that in order to place speed humps they would have to re-do the drawings and get them approved before they could install speed humps. Dan Ryan is finishing the community as originally planned. Homeowners requested that Dan Ryan and Clagett Management help them in the installation of speed humps for the safety of their children.

Discussion took place regarding the community's un-happiness with the way they have been managed by Mary Ann Garst and Dan Ryan. Questions were raised regarding violation letters that were sent and why one homeowner was threatened with a fine, when the Documents do not allow for fines. Mary Ann Garst confirmed they did not the ability to fine anyone, but the documents could be amended should they choose to do that. An amendment would require approval from the community owners.

Discussions were cut-off so that the Election of the Board of Directors could take place. Nominations were requested and Mike Telemeco, Bill Lang, Ken Lord, Lorraine O'Connor, Bill Hatcher, Dave Reichenbaugh, and Dave Bajuscak were nominated and agreed to serve on the Board. Due to the number of Board members Mary Ann Garst announced they could proceed with a verbal vote instead of ballots if they choose. The homeowners agreed to a verbal vote and it was voted unanimously by the homeowners present that all the nominated homeowners were elected.

The meeting was adjourned at 8:30 P.M. and the newly elected Board was asked to stay and meet with Jennifer Biser, Community Manager to elect the Boards positions and discuss their new roles.

The Board elected the following Directors positions:

President - Mike Telemeco

Vice President - Dave Bajuscak

Secretary - Dave Reichenbaugh

Treasurer - Bill Hatcher

Officer - Bill Lang

Officer - Ken Lord

Officer - Lorraine O'Connor

Discussion with the Board and Jennifer took place regarding their un-happiness with Clagett Management and they would like to self-manage. It was the overall feeling of the Board that renewing the contract with Clagett for 6 months would be beneficial so that all members could get familiar with the duties of the Board and learn their duties for the community's best interest. Jennifer Biser will email the Board the current contract and a 6 month contract for their review. The board also requested the snow and landscaping contracts. Jennifer will also verify that the Association has D&O insurance for the Board of Directors.

Respectfully submitted 7/30/09 by Jennifer Biser.