Minutes, Board Meeting, June 11, 2021

**Attendance:**

Cindy Morrell, President

David Brusick, Treasurer

Michelle Quamme, Secretary

Charlie Via, Member-at-Large and

 Grounds Maintenance Chair

Carol DeZorzi, Architectural Review Committee

**Proceedings:**

**The meeting was called to order by Cindy Morrell, President at 9:21 AM.**

**Adoption of agenda:**

The proposed agenda (copy attached) was presented, Charlie Via motioned to accept agenda, second by Michelle Quamme, approved unanimously.

**Reading and approval of board meeting minutes from March 19, 2021:**

Motion by Cindy Morrell to accept minutes with changes, second by David Brusick. Minutes approved unanimously.

**OFFICER’S REPORTS:**

**President:**

Board Member, Mike Krei, submitted his resignation as Vice President. His resignation was accepted and April 29 was his final date.

Carol DeZorzi was appointed as Architectural Review Chair with approval of outgoing chair and informal approval of board members. Welcome to Carol.

New state legislation allows for virtual meetings. Our attorney will draft a resolution regarding virtual meetings for Jerdone Island Association.

Discussion of potential for attorney to levy judgement for any property owner in arears of assessments. Discussion of fees that would be charged by attorney in order to levy a judgement. We decided to send certified demand letter to delinquent property owners and demand they pay assessments.

Attorney is waiting for the CC&R revisions so he may review prior to finalization. All members are in agreement of the changes and the document will be sent for review.

We have issued 10 disclosure packets since February 2021.

SESMA issues were erroneously communicated to a realtor. This escalated concerns in the realtor community which may have been potentially harmful to property values. This issue has been resolved.

**Treasurer:**

Slight increase in income due to sales of properties (one-time boat slip lease fee, etc.). On target with expenses. Unanimously agree to contribute to Lake Anna Civic Association ahead of July 4th celebration. We will contribute in the usual manner.

Will look at loan balance and prepayment potential to see if we can save interest by making early payments. Will make decision at August meeting.

Annual DPOR will be filed by end of July.

Inspection of common area boat launch is complete and the docks are in compliance.

Letter to verify addition/deletion of owners of Lot A38 has not been answered.

**At-large and Grounds Maintenance Committee:**

Gazebo needs some minor maintenance and paint. Will get estimates from two contractors. Budget not to exceed $2,000.00 for labor and materials. Cindy Morrell motion Michelle Quamme second, approved unanimously.

When vehicles park on side of road, it impedes access to common area and destroys the new asphalt leading into the common area at intersection of Jerdone Island Drive and Moody Creek Road. Green T-posts with reflectors will be installed to protect roadway and deter parking on shoulder.

New bulletin board will be installed next weekend. The location will be determined by the grounds maintenance committee. Materials and labor are donated by Tom and Carol DeZorzi.

**Architectural Review Committee:**

Lot A8 request to place shed less than 25 feet from property line and to use a color that does not match the house. Denied by committee. This request was made to the committee after the shed was placed. Property owner will request a variance.

Committee has issued letters to property owners with polite request to address violations. Copy of correspondence emailed to JIAI secretary.

**Unfinished business:**

Electric service to Gazebo – REC says for $500.00 we get an electric box 6 feet from the transformer to the pole. This is a pole mounted box. Relocation of box to gazebo and a locked electric outlet would be additional effort and expense. The materials to relocate the box to the gazebo with a locking device are estimated at $772.86. Michelle Quamme motioned to proceed with the expense to add electricity to the gazebo and the electricity used for community events only (not individual), David Brusick second. Motion carried unanimously.

One final look at revisions to CC&R’s before they go to legal counsel for review. Cindy Morrell motioned to send revisions to legal counsel for review, second by David Brusick. Motion carried unanimously.

Ask our Social Director, Allan Perry, to organize two board sponsored gatherings per year, one in May and one in September after Labor Day. Budget set at $250.00 per event for expense of main dish item. Michelle Quamme motioned to approve two events and budget, David Brusick second. Motion carried unanimously.

**New business:**

Few properties are delinquent in their assessments, discussion to revise delinquent assessment to include past due amounts with the 2nd notice. The second notice is sent certified mail with signature required. Agreed we will include all past due amounts along with 2nd notice of current assessment.

**Announcements:**

Next meeting, Friday, August 20. 9:00 AM Gazebo at Common Area

Motion to adjourn meeting by Cindy Morrell, second by Michelle Quamme. Motion carried unanimously. Adjourned: 12:52.