

**CNA Board Meeting Minutes
Monday, October 2, 2023
Pavilion, Common Area 2
6:00 PM**

ATTENDANCE

Richard Hanley, Jim Howard, Pete McKenney, Denny Smith, Paul Rippeth, Meghan Zeranski, Ashley Hatton (Secretary)

2 residents

Paul started meeting at 6pm

TREASURER'S REPORT

Review September 2023 Financial Report

September Balances:

- Checking: \$ 19,510.03
- Savings: \$ 8,201.15
- Reserve Funds: \$22,443.74
- CD's \$185,000.00

189 out of 190 lot dues received, 3 remaining and attorney has sent court filings to those that are delinquent.

COMMON AREA REPORT AND CONCERNS

John- Is there anything that needs to be done before winter?

Pete- No

Meghan-lawn company comes and does leaf service.

Pete- Dominion will be coming to get sirens off poles, he asked Dominion if a watch light could be on the pole, they said no due to transmission of siren. If they're removed, do we approach Rappahannock?

It was decided solar lights in Common Area are enough light.

COVENANT VIOLATIONS TEAM REPORT

Update on current or new violations.

No updates.

REVIEW ACTION ITEMS

None

No action items.

OLD BUSINESS

Reconstruction of Pier 7

Denny gave an update

- checked with lake region repair to find more specifics on dimensions for lengths dept 10 feet, width they make 2 or he told him about 2 one is 9 ft one is 10ft. 10ft you need 11ft 3in to be able to fit in. 9ft lifts require 10ft 3in., if Justin and them can rebuild length we have now could probably make all the slips 10ft 3 that would be keeping the swim platform. Maybe an option to consider if we ditch the swim platform. He will play with drawing and get some ideas and see what options could be.
- Could take pier 6 and 7 and turn it into 3 piers, 40 slips between them, it works to where we'd pick up a slip or two and we'd have to get people to agree, deep water slip that's already there, 6 on the bank who would give up, they'd have to be reassigned and idk how you'd get agreement to do that.
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Pete- What's preventing us from using the area next to covered slips.

Denny will check with Dominion on this.

Paul- We've entertained a couple of different options, multiple piers not enough space. This will continue to be ongoing.

Denny- Will draw up some options and we'll revisit and have another meeting with slip owners.

NEW BUSINESS

Difference in by-laws

Paul- Concern is that our documentation doesn't agree. Articles of Incorporation says vs By-laws regarding commercial properties & renting.

Denny- They are not in disagreement because of the last clause.

Meghan- Agreed, they do not disagree. Renting is not commercial business.

Denny- County and State are still discussing this, at the September 14th meeting nothing was approved yet.

It was decided that the Articles and By-Laws agree and discussion discontinued.

MEMBER COMMENTS AND QUESTIONS

Listen to concerns, questions, or suggestions from attending lot owners/residents.

Richard-Concern about transfer of slips and feels we should discuss with attorney.

Meghan- We provide slip transfer sheets, and it is up to the owner to turn these into the County.

Pete, Meghan, Denny, and Paul agreed, nothing to bring up to the attorney unless an issue arises.

Richard wanted to know if section 3 had been incorporated into the by-laws.

It was determined that section 3 was incorporated into the covenants.

Paul Motioned to adjourn. John seconded the motion. The meeting was adjourned at 6:43p.m.

Approved by email: Donnie Henshaw, Pete McKenny, Paul Rippeth, Denny Smith & Meghan Zeranski