

Minutes for Annual Meeting June 1, 2013

Draft

Order of Business for the Annual Meeting:

Quorum: Count taken and a quorum were present. Signup sheet was passed around

Designation of Inspectors of Election and Call for Ballots

- Correction on Board positions open at this time as follows: (6) Available: 3 – 3yr. terms, 2 – 2 yr. terms, 1 – 1 yr. terms
- Three volunteers were assembled to count the ballots
- Call for ballots
- Call for nominations and write ins
Richard Hajtun, Gary Zuidema, Edie Owens, John Blair, Susan Henshaw, Pete McKenney, Greg Phipps and Jackie Todd

Current Board of Directors:

The current board of directions names were called and recognized. Their efforts were acknowledge:

- reserve study
- new policy of temporary parking passes
- selection of an attorney Kenneth Chadwick to represent the association
- improvements to the CNA website
- formation of a common area committee to oversee its needs

Appreciation was extended to board members and lot owners who participated in fall and spring clean up

Reading of the Minutes from June 2012 Annual Meeting: Call to waive the reading of last year's minutes. Motion presented to leave names in the minutes that had previously been removed by the board. Vote count was in favor of putting the names back in. ***Note:** After the meeting was adjourned it was noted that 5 community members involved in the counting of ballots did not know the motion was presented and therefore not given the opportunity to vote. It was further noted that no one determined if there was in fact one vote per lot with no duplication and that all voters were current on dues. Due to these discrepancies and the fact that a previous board decision made on a formal complaint filed to remove names conflicted with the motion to add the names back in, the current board decided to seek legal counsel. CNA counsel advised the board to reaffirm and ratify the original decision made in May of 2013 on the formal complaint based upon the discrepancies in the voting. Further that the previous board decision on that complaint was in compliance with DPRO rules. At the 8/3/13 board meeting a motion was presented to reaffirm and ratify the previous board decision made in May of 2013. The board voted in favor of the motion as presented.*

Last call for ballots.

Reading of Financial Report – Presented by the board's Treasurer Danny Savage. He went over budget in detail to include all aspects of the reserve study conducted by Engineering and Technical Consultants (ETC). Annual dues will increase by 50.00 in the year 2014 and include 25.00 towards the reserve and 25.00 for operating budget. Copies of the reserve study are available to whoever wants one by contacting the board via email. The study will not be posted on the CNA website due to concerns that it may be reproduced and used by others. A summary

may be placed on the website in the future. Motion put forth to accept the 2013 financial report and reserve study was accepted.

Old Business:

- **Management Company:** Four bids were obtained and the base price ranged from 12,000 to 17,700 per year. It was explained that there were additional fees for miscellaneous items over and above the base price. This would have increased annual dues by a minimum of 80.00 to 150.00 per year. The board felt this was too expensive for the services provided explaining that the board would have to be involved and oversee all details. The hiring of a management company is open for future boards to consider.

New Business:

Member present stated that alterations to covenants are a decision for those who own property in section 2 and 3. The board has not made a decision on amending the covenants at this time. A brief explanation was given on the history. Lot owners 1-80 in section one do not have covenants. Reference was made to the fact that the county has ordinances that oversee the use of land in a community like CNA.

A motion was put forth asking for the rules on parking passes to be eliminated. Before a final vote was accepted it was pointed out that under Article II, Section 3. Guest, it states that any motor vehicle or trailer coming on the association's property must have a guest pass attached to the vehicle. Further that any unauthorized vehicle may be towed. So the motion was not accepted and the board agreed to put the topic of parking passes on a future agenda for discussion and consideration for some adjustment to the present rule on parking passes.

A community member suggested there be a pier ID sign placed on one pier in each common area (I and II). The sign would post coordinates for use in emergencies when a boat owner has engine problems and needs help. He explained the Lake Anna Civic organization will provide coordinates for pier location then CNA would purchase a sign and post it at the end of the dock displaying the numbers. The board agreed to contact the association, get more details then discuss at an upcoming board meeting.

Ed explained that presently the "No Wake" sign is broken, will be repaired and put back in the water soon.

A member asked for the status on purchasing an umbrella policy. It was explained that currently CNA insurance company (Nationwide) has declined the umbrella policy until we install a working light at the ramp, install one fire extinguisher and one life ring in each common area. Further details were given on the coverage of the main policy and the umbrella will extend that coverage by an additional 1 million. The new board via the Common Area Committee will continue to get all necessary details including costs so the insurance requirements can be met.

It was noted that golf carts used in the common area need to be insured and are the responsibility of each owner.

Results on the ballot count: Listed in order of the number of votes received and terms along with remaining board members:

3 year term

Naomi Smith, Lorenda Ward and Sheryl Douglas

2 year term

Gregg Phipps and Richard Hajtun will share this slot with Stephanie Brown who has two remaining years.

1 year term

John Blair will share this position with Ed Fitzhugh and Todd Wise who have one year remaining to serve. (Note: there was a tie between John Blair and Eddie Ownes. Eddie withdrew letting John take the position)

Adjournment