



# CANONGATE VILLAGE HOMEOWNERS ASSOCIATION

## ANNUAL MEETING AGENDA

Tuesday, April 16, 2024

### MEETING MINUTES

#### **REGISTRATION – 6:30 PM**

#### **WELCOME – 7:00 PM**

Jack Cunningham, President welcomed members to the yearly meeting.

#### Quorum Verification & Meeting Called to Order

- Sheila Blanton, Secretary, certified that a quorum had been met with 21 members physically present and 4 proxies
- Meeting called to order by President, Jack Cunningham

#### Introduction of Current 2023-2024 Board Members

- Introductions were made for the following Board members
  - Jack Cunningham, President & Area 4
  - Sheila Blanton, Secretary
  - Andy Gaydon, Treasurer & Area 2
  - Karl McPherson, Area 3
  - Joe Gill, At Large
  - Sharon McPherson, At Large
  - Cathy Harker, Area 1 (absent)

#### Additions to the Agenda by Members

- None

#### Approval of the Minutes from the April 19, 2023, Annual Meeting

- Motion made to approve last year's minutes.
- Second made
- Discussion: None
- All in Favor: Unanimous

#### **BUSINESS**

#### Dam/Lake Report – Inspection by State

- New electroshock report stated that there are medium and large fish.

- Recommend that members fish the smaller bass out of the lake and keep the fish and not put back into the lake.
- Lake is in great shape.
- There is an issue with run off and trash issues from highway. Lawn maintenance company is cleaning quarterly.
- Suggestion made for a neighborhood lake clean up date. The Board has organized this in the past and it ended up being the Board members doing the cleaning. The Board will investigate doing this again in the future.

#### Pavilion Upgrades/Repairs Complete

- Bathroom remodeled with tile floors, , commercial grade washable surface walls, new mirror, toilet and sink all meet ADA specifications.
- Kitchen remodeled with tile floors, new commercial grade washable surface walls, new cabinets, sink, new heater, new water heater, new lighting.
- New Roof
- Outside painted, all rotten wood replaced, concrete pressure washed, new attic storage space created.
- New 2 ½' X 10' storage building added to exterior.
- Fire extinguishers up to code and inspected by the fire department.
- Member asked if insurance covered any of the cost. Currently there is no insurance on the building. It was suggested that the Board look in to and get a quote for insurance since the upgrades have been made.

#### Fencing at the Pavilion

- Painted with a clear stain preservative.

#### New Lighting

- Installed at all entrances. Made lighting uniform and corrected lights that were malfunctioning.

#### Covenant Violations

- There have been several homes cited for violations. No homes have moved into the fining process with all homeowners making requested cures in a timely manner.
- A reminder was made about the speed limit in the subdivision which is 25mph.

#### New Accounting/Financial Management Firm

- The prior company, Marquis Management closed due to the owner retiring. Transition was made to the new company Heritage Property Management

### Review of Financial Statement for 2023

- Jack Cunningham, President, reviewed the budget from 2023.
- There are some delinquency issues for assessments which directly impact the overall fund availability for the HOA. There are currently 8 members who are in arrears with action for payment being pursued.

### Proposed Budget for 2024/Vote

- Jack Cunningham, President, reviewed the budget for 2024. Motion made, seconded. Discussion: None  
Motion made to approve; second; Vote: Unanimously passed

### **Public Comments:**

- Sharon Kadlick brought forward about the traffic on the road. Suggested that members individually call the Sherriff's dept about the traffic.
- Bruce Schendl has been conducting a noise barrier study. He discovered that noise barriers make little to no difference in the amount of sound coming off the Interstate. He did sound checks on several roads, including Fisher Road along the golf course and the high school. As the barriers made no difference in the level of sound coming off the Interstate this option will no longer be pursued.
- Bruce Schendl made a proposal that something be done about the marker for trail to the dam in the Lawn Market loop. It is currently not clearly marked and often people think they are walking on someone's private property. There are more and more people taking their kids to fish. There is a need for some type of official marker. Maybe promote a community workday to get this done. Mr. Schendl has also spoken to Persimmon Creek's trail keeper. The Board agreed to pursue this in their May meeting.
- Short term rentals (AKA Airbnb and VRBO) were mentioned, and a request was made to add a new covenant that would prevent this from happening in the neighborhood. It might be important to try to get ahead of this type of rental. Currently there are no laws on the books in Coweta County about this. This will be a discussion point at the May Board meeting.

## **NOMINATION and ELECTION OF BOARD MEMBERS**

### **Current Officers, Positions and Election Outcome**

#### **Area Rep (2 year term)**

1  
Vote taken: Unanimous.  
2  
Vote taken: Unanimous

#### **Incumbent**

Cathy Harker  
Andy Gaydon, Treasurer

#### **Term Expire**

April 2024 (willing to stay on until 2026)  
Term expires 2026  
April 2024 (willing to stay until 2026)  
Term expires 2026

3  
No Vote: Position not expiring.

Karl McPherson

April 2025

4  
No Vote: Position not expiring.

Jack Cunningham, President April 2025

**At Large (1 year term)**

1  
Vote Take: Unanimous

**Incumbent**

Sheila Blanton, Secretary

**Term Expires**

April 2024 (*willing to stay 2025*)

Term expires 2025

2  
Vote taken: Unanimous

Joe Gill

April 2024 (*willing to stay 2025*)

Term expires 2025

3  
Nominated by Sheila Blanton. 2<sup>nd</sup> by Sharon Kadlick Vote taken: Unanimous

Bruno Schendl

April 2025

**ADJOURNMENT-** Motion made, second. **Meeting adjourned at 8:15.**