



CANONGATE VILLAGE HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

Tuesday, April 15, 2025

WELCOME – 7:00 PM

Jack Cunningham, HOA President, welcomed members to the yearly meeting.

Quorum Verification & Meeting Called to Order

- Sheila Blanton, Secretary, certified that a quorum had been met with 26 members physically present and 6 proxies submitted timely.
- Meeting called to order by President, Jack Cunningham.

Introduction of Current 2023-2024 Board Members in Attendance

Jack Cunningham, President Area 4 Rep

Andy Gaydon, Treasurer, Area 2 Rep

Sheila Blanton, Secretary, At- Large

Karl McPherson, Area 3 Rep

Joe Gill, At Large

Cathy Harker, Area 1 Rep

Additions to the Agenda by Members

No additions brought forward by membership.

BUSINESS

Approval of the Minutes from the April 16, 2024 Annual Meeting

Motion: Approve minutes as published on the Cannongate Website

Discussion: Question asked if there were any adjustments to the minutes. None presented by membership.

Vote: 2024 Annual Meeting Minutes Approved unanimously

Lake/Damn Report

- Restocking and fertilization of the lake continues yearly. There are large fish in the lake. The Board asks that those who fish take the caught fish out of the lake and not return them to the water. This will help with overpopulation of the fish and grow larger fish.
- The Dam was inspected by the state and passed.

Pavilion Repairs and Completion of Work

- Roof replaced with 40-year shingles.
- Chimney was leaking into the Pavilion structure. The stone was removed, chimney rebuilt, and a Hardy Board surround installed.
- Drainage outside of the Pavilion was corrected to stop overflow into the Pavillion structure. A larger drain was installed.

- New riprap was placed in areas around the dock to help with water washing away soil around the dock.

Covenant Violations

There continues to be covenant violations with trailers, yard upkeep, parking cars in the road and completing exterior projects without approval from the Architectural Control Committee (ACC).

The HOA has been fortunate that when a member has been notified of a covenant violation, they have worked with the Board to bring their home back into compliance. To date, no fines have been necessary.

Financial Expenditure Statement for 202

The President reviewed the 2024 expenditures. He noted that some of the projected budget amounts increased due to higher interest rates being paid on investments.

There were also increases in the amount projected to spend.

Administrative expenses went up by about 3,000. Insurance costs increased this amount. Umbrella policy was omitted by error and therefore not included in the projected budgeted during and was added back into the costs.

There were also increased costs due to emergency repairs to the Pavilion area (chimney, drainage and riprap).

Jack Cunningham, President, reviewed the 2025 Proposed Budget for 2025. Noted that the HOA would be looking at dredging areas of the lake as a capital expenditure.

Motion: Approve 2025 Budget. Motion was seconded.

Discussion: None

Vote: Unanimous to approve.

New Accounting Firm

HomeLink Properties Management Company has been placed under contract to provide our Financial Services. They are a locally owned and operated Management Company. This company will only provide financial services to include items like: Billing annual dues, collecting annual dues, applying late fees and taking action when assessments are not paid, notifying real estate companies when requests are made for closing information and providing new owner information to the HOA Secretary, filing taxes, filing Secretary of State Non-profit status, sending out mailings on an as needed basis determined by the Board, running monthly banking statements and reporting to the Board, paying all bills along with other duties as outlined in the boundaries of the contract. Note: This company does not handle any covenant violations, or ACC requests or approvals. This is still handled by the Board and the ACC just the same as in the past.

Scott Sells, presented information about HomeLink Properties. He is looking forward to working with the HOA Board and members.

Open Discussion and Questions for Clarification with the Board

Increased Traffic in the Neighborhood-Need stop sign at Lawn Market/Canongate Trace making a 2 way stop into 3 way stop.

The Board has discussed several options with the Sherriff's department to include the following :

Installing speed bumps: The Sheriff's department said that these would not be allowed.
Stop Sign to make the current 2-way stop into a 3-way stop at the intersection of Lawn Market and Canongate Trace: This may be a possibility. The Board would need to petition the County for this addition. The Board will discuss and look at this possibility in the future.

Suggested that there be an additional speed limit sign installed on Lawn Market. A Board member will check on this.

The President suggested that if you are out walking or concerned about the speeds and traffic to place a call the Sheriff Department and ask them to set up a speed trap in the morning starting at around 7:00.

Why has there been such a large increase in the cost of the Financial Management Company?

The prior management company did not provide quality services for what was being paid. The Board did an extensive search for a new company. The company that was chosen was in line or less than other companies explored. It is important for the HOA to have a fiscal management company for accountability and since volunteers in the position of Treasurer do not have the time to spend completing all of the tasks necessary. Costs for these services have risen over the years. The Board feels that they made a fiscally sound decision to choose HomeLink as the memberships new fiscal management company.

What is being done about the tributaries on the lake filling up and the need to be cleared?

The Board is aware of the problem and has begun to explore solutions. Andy Gaydon, Area 4 Representative and Treasurer, met with the Coweta County Environmental Agency. They explained that the water coming out of any of the springs leading into the lake are not owned by the subdivision. These are State waters and therefore the subdivision is not allowed to touch the runoff coming from the public streams coming into the lake. Just about the only option we have is to dredge. The Board needs to look at this tactically so that it is not a big dredging project but instead a planned dredging project. Andy Gaydon requested volunteers to sign-up after the meeting for the lake committee to begin work on the development of the project.

Why hasn't the Conservatory taken care of their property?

There have been large storms lately and it appears that they have not cleaned up the area to date. A Board member will contact them concerning this. We do not own the property and can only make suggestions to them about the clean-up. The tributary that runs through this property is also a state water so they can. Not make any changes to the body of water.

What can be done about the trash coming off the Interstate into the lake?

As stated above when discussing run off into the lake, the Board was told that screens were not allowed as this would potentially block the flow of the water into the lake. The

Board suggested that property owners reach out to the County Commissioners. It was also suggested that the newly formed Lake Committee look at solutions for this issue.

What is being done about the noise issue coming off the Interstate?

The Board already explored using a noise meter in a variety of locations including those where the wall was in place on the interstate and no wall. Noise level difference was marginal. The subdivision, Northgate Preserve, organized a petition with 100% of their home’s signatures. When presented to the DOT, their response was that it was irrelevant. There would be not changes or addition of walls until another lane is added to the interstate.

NOMINATION and ELECTION OF BOARD MEMBERS

Current Officers and Positions

<u>Area Rep (2 yr term)</u>	<u>Incumbent</u>	<u>Term Exp</u>
1	Cathy Harker (Resigned)	April 2026
2	Andy Gaydon	April 2026
3	Karl McPherson	April 2025
4	Jack Cunningham	April 2025
<u>At Large (1 yr term)</u>	<u>Incumbent</u>	<u>Term Expires</u>
1	Sheila Blanton	April 2025
2	Joe Gill	April 2025
3	Bruno Schnedl (Resigned)	April 2025

Nominations and Election

Joe Gill moving from At-Large Position (1-year position) to fill remainder of Cathy Harker’s Position as Area 1 Representative (1 year remaining in a 2-year position)
 Motion: Elect Joe Gill to Area 1 Rep
 Discussion: None
 Vote: Unanimous
 Elected: Position serves until 2026 (Filling a 2-year position with 1-year remaining)

Karl McPherson to continue as Area 3 Representative (2-year position)
 Motion: Elect Karl McPherson as Area 3 Representative
 Discussion: None
 Vote: Unanimous
 Elected: Position serves 2025-2027 (2-year position)

Jack Cunningham: Continue as Area 4 Representative
 Motion: Elect Jack Cunningham as Area 4 Representative (2-year position)
 Discussion: None
 Vote: Unanimous

Elected: Position serves 2025-2027 (2-year position)

Sheila Blanton: Continue as At- Large (1-year position)

Motion: Elect Sheila Blanton as At-Large

Discussion: None

Vote: Unanimous

Elected: Position serves 2025 (1-year-position)

Nominated: **Meggie Powell**

Motion: Nominate and elect Meggie Powell for At-Large Position (1-year)

2nd made

Discussion: No other nominations

Vote: Unanimous

Elected: Position serves 2025 (1-year position)

Nominated: **Sarah Gillis** (volunteered to run)

Motion: Nominate and elect Sarah Gillis for At-Large Position (1-year)

2nd made

Discussion: No other nominations

Vote: Unanimous

Elected: Position serves 2025 (1-year position)

Public Comment

None

Adjournment

Motion: Motion to adjourn; Second made

Discussion: None

Vote: Unanimous

Meeting adjourned at 8:03 p.m.