

Jerdone Island Association, Inc.  
138 Jerdone Island Drive  
Bumpass, VA 23024-4610

Minutes, Annual Meeting – October 11, 2025

**Attendance:**

Prior to the meeting, all members in attendance were checked-in and proxies counted. The attending members, along with the proxies, were 40 properties. A quorum was met.

**Proceedings:**

The meeting was called to order at 9:17 AM by President, Andrew Oman.

**Approval of October 12, 2024, 2024 Annual Membership Meeting Minutes:**

October 2024 Draft Annual meeting minutes were distributed and were also available on the JIAI website since the beginning of the year for review prior to this meeting. Following clarifications, there was a motion by Andrew Oman to accept the minutes, seconded by Rose Ayres.

Approved with 1 objection

**Officer's reports:**

**President:**

Andrew extended his gratitude to all attendees of the annual membership meeting and acknowledged the valuable contributions of volunteers involved in grass cutting, area maintenance, road improvements, and various community projects. He offered particular thanks to newsletter contributors Carol Dezorzi and Katherine Gotthardt for their ongoing monthly efforts.

Summary of 2024/2-25 accomplishments:

- New Sand and Gravel at common area
- New Contract with Local Landscapers for maintaining the Front entrance sign area.  
Mowing of the common area and maintained weed control within gravel area.
- Dock life rings and ropes replaced (4)
- Increase of members using Zelle for payments of dues, fees and POA packets.
- 2 community gatherings: 1 during the Christmas holidays, 1 BBQ during 4<sup>th</sup> of July.
- Non-state maintained roads patched with hot patch on major problem areas.
- Dry hydrant at the dock common area was repaired
- Corrected CCR's to be filed correcting and erroneous code cite in documents.

Roads

After the last annual meeting you let the directors know that the current non-state maintained roads in our subdivision were your number one concern. The board has formed a roads committee which has spoken

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with multiple people at the County and State level. The process and initial requirements for getting roads turned over for state maintenance has begun. Some initial requirements, such as road construction plans and soil reports have not been located and may need to be re-created in order to go to the next step, which is to have a VDOT walk-through to create a punch list of deficiencies that would need to be corrected.

There are several requirements on the key items list from VDOT that should be considered property owner responsibility, as supported by the JIA CC&R. They are:

- Mow all areas within the required right-of-way
- The inlet and outlet of all culverts are to be graded and cleared of debris to provide positive drainage.
- Damaged culverts need to be repaired or replaced.

**Treasurer:**

- The YTD Financial Summary for 2025 was distributed. Year end projection is the POA will be on budget in both income and expenses.
- Current operating income is 102 % of budget plan
- Current expenses are 83% of the budget plan.
- \$10,000 was added to the reserve account which now totals \$15,300 and can assist in an early loan payoff.
- The POA dock loan balance YTD is \$55,591, with a maturity date in October, 2030.
- No delinquent accounts remained after June, 2025.
- Zelle electronic payment option accounted for 20.0% of 2025 assessment collection.

**Secretary:**

No report.

**Vice-President:**

Andrew Oman provided Cindy Morell's road update in her absence.

**At-Large:**

No report.

**Architectural Review Committee:**

Chair Beth Oman reported that since the last annual meeting, the ARC has approved 1 deck, 1 fence, 2 sheds, 2 garages, and 3 houses for construction.

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**Social Events:**

During the week of July 4th, only one event was sponsored by the Board of Directors. Chair Allan Perry stated that he did not use the entire activities budget for 2025, as the board had requested that there be just a single board-sponsored event.

**Board Nominations:**

The current board members will remain unless new nominations arise, with unanimous member support. Albert Campbell requested a unanimous vote for their retention, which was approved. In 2026, the board will consist of Andrew Oman, Cindy Morrell, Kelli Pilieri, Ashley Madison, and Karen Krei.

**New Business:**

Andrew opened up the floor for membership input and potential areas to extend board focus. Various topics put forth.

- Possible changes/solutions to our CC&R's regarding camping, and having lot lines confirm to county guidelines.
- Community social activities encouraged by members without board sponsorship
- Deer herd still getting out of hand, seek better solutions, maybe state or county help
- Appreciative for others in community helping us look sharp: décor or lot clean ups
- Members identified various situations where communal help is appreciated.

**Meeting Adjourned:**

Barry Hash motioned to adjourn the meeting, Katherine Gotthardt seconded.

The meeting adjourned at 10:35 AM.