Minutes, Board Meeting, August 20, 2021

**Attendance:**

Cindy Morrell, President

David Brusick, Treasurer

Michelle Quamme, Secretary

Charlie Via, Member-at-Large and

 Grounds Maintenance Chair

Carol DeZorzi, Architectural Review Committee

**Proceedings:**

**The meeting was called to order by Cindy Morrell, President at 9:06 AM.**

**Adoption of agenda:**

The proposed agenda was presented, David Brusick motioned to accept agenda, second by Michelle Quamme, approved unanimously.

**Reading and approval of board meeting minutes from June 11, 2021:**

Motion by Cindy Morrell to accept minutes with changes, second by David Brusick. Minutes approved unanimously.

**OFFICER’S REPORTS:**

**President:**

New property owners of lot A19 have relinquished their boat slip.

Two disclosure packets were issued one for lot A21 and the other for C69.

After reviewing our CC&R, our attorney made changes. He moved parts of bylaws back into the CC&R where they belong. These items were erroneously moved from the CC&R to the bylaws in 2012 revisions. Additionally, they inserted and deleted other items. The attorney plans to mail the revised CC&R’s to all property owners along with a simple explanation of changes and a sheet for the owners to sign and return to JIAI. We will inquire about the expense of having the law firm mail the documents to see if money can be saved by mailing this ourselves. Sending this to all members and requesting receipt from membership will ratify the document. We want the signed sheet to be returned by September 24. Changes to the CC&R may occur without vote but simply with the signed ratification pages.

**Secretary:**

Listing of address and telephone numbers is up-to-date and will be distributed to those members who have made request for the information. At the annual meeting, we will announce that the information is available to email and gather email addresses of those who are interested in receiving the list.

**Treasurer:**

Confirmed that we can make additional loan payments without penalty. After discussion and consideration of JIA current financial standing and budget needs, it was decided that we will pay an additional $12,000 to reduce our payments from three years to two. Michelle Quamme motioned that we make this payment and Cindy Morrell second. Motion carried unanimously.

We will continue to make deposits to our reserves as required. We may increase deposit amounts into the reserve account to the extent that funds are available.

Clarification to last meeting, the docks were inspected by Commonwealth of Virginia Sanitary Regulations for Marinas and Boat Moorings and we are found to be in compliance. Our certificate is valid until December 2, 2024.

**Member-at-Large:**

Repair to the sun deck at the end of the boat docks is needed. High waters have caused deterioration and rot to boards which will need repair. This repair and painting of the gazebo will occur when weather is cool enough.

**Architectural Review Committee:**

Letters emailed to several property owners asking them to make changes which will bring them into compliance with CC&R’s. Request will follow along with two month deadline.

**Grounds Maintenance Committee:**

Covered with At-Large.

**Unfinished business:**

Data collected on costs and need to rekey locks to common area. Determined it is not necessary at this time.

Suggestion was made to issue parking tags for use while parked at the common area. This topic is tabled for a future working session.

Electric service to Gazebo – coordination will occur between Lee Morrell and Charlie Via for this installation.

**New business:**

Dropbox storage options are suggested by our webmaster to archive historical data and share updated information. Access would be password protected.

We expect to receive the archives which are presently stored at Peter McLaughlin’s home.

New DPOR registration received for year ending 8/31/22.

Social Chair has scheduled a chili cook-off for September 18 at 5:00. Will inquire about use of a generator to keep crockpots warm. Brats and hotdogs provided by JIAI.

Several complaints of aggressive dogs in the neighborhood. Letters will be issued to property owners.

**Announcements:**

Next meeting, Friday, September 24. 9:00 AM Gazebo at Common Area

Motion to adjourn meeting by Cindy Morrell, second by David Brusick. Motion carried unanimously. Adjourned: 12:04.