

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

Minutes, Annual Meeting – October 8, 2022

**Attendance:**

36 properties were represented; 19 by attending owners and 17 by proxies. A quorum was met.

**Proceedings:**

Meeting was called to order at 10:32 am by Cindy Morrell.

**Adoption of agenda:**

The proposed agenda was presented and motion to approve was made by John Beardsworth and seconded by Albert Campbell.

**Approval of October 9, 2021 Annual Membership Meeting Minutes:**

October 9, 2021 Draft Annual Meeting minutes were distributed and were also available on the JIAI web site since the beginning of the year for review prior to the meeting. Motion by Allan Perry to accept minutes, second by John Beardsworth. Approved unanimously.

**Officer's reports:**

**President:**

- Opening remarks to express thanks to all who have served.
- Sufficient signatures were received to ratify the new Covenants, Conditions, and Restrictions document and the document has been filed with the county.
- 12-13 Properties changed hands since the last annual meeting. One more expected to settle later in October.

**Treasurer:**

- A financial report was distributed.
- Expenses in 2023 expected to be similar to 2022, projected income may fall due to interest rates affecting home purchases.
- Dock loan is expected to be paid off one year early, and a capital expense of replacing the old docks is expected in 2023.
- Reserves are currently \$40,050.
- All dues are current with exception of a small amount (\$20 plus late charges) on one property.

**Secretary:**

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No report.

**Vice-President:**

- Chili Cook-off, Memorial Day Gathering, and summer Salad Showdown were well attended and successful with horseshoes and Cornhole. Movie Night was enjoyed; others planned after electric is installed due to noise concerns.
- Other successful events to follow.

**At-Large:**

Vacant.

**Architectural Review Committee:**

Thanks to the committee members: Karen Krei, Beth Oman, and Ali Campbell for supporting the effort throughout the year.

- 9 Architectural requests approved
- 4 Variances approved
- 21 Properties cited for cleanup following Jan 6 storm

**Grounds Maintenance Committee:**

Contractor work done this year:

- Sun deck and ladder deck repaired
- Gazebo painted
- Roadways and sign are mowed

Thanks to the many volunteers who participated in keeping the grounds maintained.

**Board Nominations:**

- Cindy Morrell, Allan Perry, and David Brusick expressed the desire to remain on the board.
- Beth Oman nominated Andrew Oman
- Tom Dezorzi nominated Carol Dezorzi
- Allan Perry nominated April Perry – discussion ensued as to whether a single lot owner should have multiple votes on the board. After discussion, April decided to decline the nomination.
- Allan Perry nominated Ashley Madison

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The vote was held and votes were counted and cross counted by Karen Krei and Drew Good. The following were elected to the board:

- Cindy Morrell
- Andrew Oman
- David Brusick
- Carol Dezorzi
- Ashley Madison

**New Business:**

- Floyd Minnick asked that hunting again be allowed to combat overpopulation of deer on Jerdone Island and Chronic Wasting Disease. A total of 8 deer were taken last year. Floyd does not wish to manage the process again this year. Lynn Breeden reported on information she received from a state agency and agreed to keep the board informed on any further solutions or recommendations received from them. Some additional discussion was held on safety considerations.
- Corky Cosand asked about leash laws due to a concern of large dogs being unleashed nearby while his small grandson was in his yard. The Association Declaration of Covenants, Conditions, and Restrictions does not address leash laws, therefore it follows Louisa County Ordinance.

**Meeting Adjourned:**

Cindy Morrell motioned to adjourn the meeting, Carol Dezorzi second Meeting adjourned at 12:10 pm.