

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

Minutes, Board Meeting, January 15, 2021

Attendance:

Cindy Morrell, President
Mike Krei, Vice-President
David Brusick, Treasurer
Michelle Quamme, Secretary
Charlie Via, Member-at-Large
Paula Nesbitt, Architectural Review Committee Chair

Proceedings:

The meeting was called to order by Cindy Morrell, President at 9:08 AM.

Adoption of agenda:

The proposed agenda was presented, Charles Via motion to accept agenda and Michelle Quamme second. Agenda adopted, copy attached.

Reading and approval of draft membership meeting minutes from October 10, 2020:

Motion to accept minutes as draft with punctuation changes made by David Brusick, second by Charlie Via. Draft minutes approved.

Reading and approval of board minutes from October 1, 2020 and October 10, 2020.

Motion by Mike Krei to approve minutes, second by David Brusick. Minutes approved.

OFFICER'S REPORTS:

President:

Three properties for sale are near closure.

Vice President:

No report.

Secretary:

Need to review member information for accuracy prior to production of Membership Directory. Will work with Treasurer to draft letter to members requesting updated contact information. Letter will be included with the Annual Assessment invoice. Also obtain assistance from President regarding accurate property ownership data.

Treasurer:

Presented 2020 Year End Financial Report for review, copy attached. Cindy Morrell motion to accept financial report, Michelle Quamme second. All in favor.

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Presented 2021 Operating Budget. Explanation and discussion on budget included expenses for maintenance projects, reserves, volunteers performing grounds maintenance, increases in future expenses and annual membership assessments. Mike Krei motion to accept 2021 Operating Budget, Cindy Morrell second. All in favor.

Architectural Review Committee:

Variance granted for carport erected at property A9 which is less than 10 feet set back. Variance is for this structure only. Replacement will require 10 foot set back.

Approved 12 X 20 shed for 23B.

Approved new home construction and 24 X 20 garage for 28A.

Grounds Maintenance Committee:

No report.

New business:

Continued retention of contract legal counsel for association is unanimously approved.

Resume work started last year to revise CC&R with a working session on February 12 at 9:00 AM at 170 Castle Drive.

Repair or replace aging common area announcement board. Mike Krei motion to replace common area announcement board with budget not to exceed \$550 second by Cindy Morrell. Approved unanimously.

Suggestion to bring electricity to gazebo. Discussion on expense. This question has been raised in past, will review past minutes and discuss in future meeting.

Set annual assessment amount for 2021. Motion by Mike Krei to set annual assessment at \$220.00 (which is a 10% increase over last year) and boat slip lease fee will be \$125.00 annually (\$25 increase over last year). Second by David Brusick. Approved unanimously.

Announcements:

Next meeting March 19, 2021, 9 AM at 123 Moody Creek Road.

Meeting Adjourned:

Motion to adjourn meeting by Cindy Morrell, second Mike Krei. Meeting adjourned 1:13 PM.