

Cumberland Ridge Annual Homeowners Meeting
Saturday May 21, 2022 10-11:30 am
Eagle's Bluff Country Club

Agenda

Call to Order

Agenda Overview

Approvals

1. 2021-22 Annual Meeting Minutes
2. Fall Town Hall Meeting Minutes
3. April 2022 YTD Financials

2021-22 Review and Committee Recognition

Presentation of 2022-23 Key Initiatives

1. Hospitality and Welcome
2. Safety
3. Other

Presentation of 2022-23 Proposed Budget and Vote to Approve

Board Elections

Question and Answer Session

- The meeting was called to order at 10:05 by President Paul Trotter, following a motion by Sam Emond and seconded by Sarah Beard. With 53 individuals present representing 43 properties, it was determined that Quorum was met.
- President Paul Trotter made introductions of the board members: Leslie Fight, Secretary, Jay Nielsen, Kim Baker, Treasurer, Sylvana Hale and Kim Nimon
- Paul asked for all residents new to the neighborhood in the past year raise their hands. They were welcomed by those present.
- Paul then reviewed the meeting Agenda.
- A motion from the floor was requested to waive reading of the past Town Hall and 2021 Annual Meeting Minutes. Sam Emond made the motion, which was seconded by Judy Dwyer. All present voted affirmatively.
- Kim Baker reviewed the April YTD balance sheet. A motion was made by Bob Nimon to approve the financials and seconded by Billy Braly. The motion was passed affirmatively.
- President Trotter then presented his 2021-2022 review and committee recognition
 - He reviewed Roads & Drainage, including the work on Treasure Cove ditches, Bay Side Circle repaving, and the drainage & culvert failure repair made at Treasure Cove and Bay Side Circle

- Paul reviewed the Safety committee successes including adding a new Flock safety camera at the Marina, amending sharp corners with old speed bumps and adding safety reflectors along the aforementioned Treasure Cove ditch. Additionally, 15 new speed limit signs were added to the neighborhood, with speeding continuing to be the #1 safety issue facing the neighborhood.
- For the Hospitality and Welcome Committee, Paul highlighted the First Annual 4th of July Parade, the Fall Picnic where we celebrated 50 years of Cumberland Ridge's establishment, the Wilson Park Dedication party, the Spring Fling, Bunco & Poker game nights and our Food Trucks. Paul also mentioned the ongoing Welcome Packet & Plant delivery program of our committee
- Compliance was discussed next with the introduction of the important team which is conducting observations and the MAC Group sending friendly reminders about certain violations of our Covenants & Restrictions. These friendly reminders center around home scape neatness, waste collection containers requiring shielding, and inoperable cars, boats & trailers in yards. The entire goal of friendly reminders is to raise awareness. Additionally, Compliance is conducting the wonderful beautification efforts in our neighborhood with recognition through the YOM, Yard of the Month program. The names of recent winners was posted.
- Paul next discussed successes in Primitive Park and the Marina. Safety is improved in the marina and 10 slips are filled, with a waiting list in place. Primitive Park rents unreserved spaces for \$84/year and reserved spaces rent for \$120/year with approximately 160 trailers, boats or RVs in storage. 10 unreserved spaces remain.
- The Architectural Control Committee was next on Paul's list of HOA accomplishments for the year, including 75 approved projects, 3 new homes and 1 completed home. Paul pointed out the need for a sign at entrance of the neighborhood restricting trailers over 60 feet in length to help in preserving our roads.
- The Front Entry committee was next highlighted with the efforts of this team reclaiming the space from bad soil, new soil replacement and, through the gracious donations of many neighbors totaling almost \$1,700, all new plant materials were placed. The front entry has never looked better.
- All Cumberland Ridge committees and volunteers were asked to stand to illustrate to those present the number of people willing to dedicate time and energy to our neighborhood, and for all present to show their gratitude through applause.

Key Initiatives for 2022-2023

- Leslie Fight gave a brief overview of the Hospitality and Welcome Committee's plans for the coming year, including the Memorial Day Boat Float, the 4th of July Parade, the Fall picnic, continued Bunco and Poker game nights and ongoing Food Trucks. Leslie welcomed new volunteers to join the committee
- Jay Nielsen shared the upcoming initiatives for the Safety Committee, including the 3 phase approach to our number 1 safety issue: Speeding. 1) refreshing the speeding signs, 2) adding new 3-Way Stop Signs at the intersections of Cumberland Way and Canyon Drive and at Treasure Cove and Canyon Drive. It is intended to slow movement of speeding vehicles on these two straight-aways; and 3) institute more intent monitoring which could include radar enabled speeding signs, and speed bumps as a last alternative. As always, Jay welcomed

input and participation from neighbors to become a part of the solution and implored those present to remind neighbors to slow down.

- Paul Trotter then highlighted additional areas of focus for the new board, including:
 - Roads and Drainage to address the “dead-man’s curve” on Treasure Cove, ongoing road maintenance from Southern Utilities’ poor work and he welcomed input
 - Compliance initiatives will include continuing friendly reminders and working with new counsel to address potential fines for ongoing failure to comply.
 - Primitive Park will be expanded with 15 new reserved spaces in the NW section of the storage facility
 - Bylaws & Covenant and Restrictions review: Paul thanked Barry Cordell and Sarah Beard for their exhaustive efforts in comparison of current bylaws with those proposed by past counsel. In the process, the board determined that a comprehensive review and comparison with our current Covenants & Restrictions and new Bylaws was required. This process will conclude in 2022 and property owners will be advised of the changes and next steps.
 - Paul shared news of a new Committee for the neighborhood, that of Parks & Recreation, which will be headed by Buddy Wilson. With the addition of assets and improvements in the neighborhood, it is recognized that a committee to monitor and maintain these jewels of the community is needed. Volunteers are invited to contact Buddy if you’d like to assist.

- 2022-2023 Budget Review by Kim Baker, where she highlighted the budget for the coming year and offered the areas of variance from past years, with appropriate explanations and justifications. A motion from the floor to accept the budget as presented was made by Richard Dinwiddie and was seconded by Rick Kingelin. All those present voted unanimously to approve the budget.
- Outgoing board members Leslie Fight, Secretary, and Paul Trotter, President, were recognized for their service to the community. Their terms of service will conclude on May 31, 2022.
- The slate of officers for 2022-2023 term was introduced including Jay Nielsen, Sarah Beard, and Kim Baker. There were no nominations from the floor for additional board members. The slate of officers was accepted unanimously.

Questions & Answers

- Mari Boudreaux asked how many board members are required (3) and how many are in coming year (5)
- Sam Emond asked about speeding enforcement in our neighborhood with our private roads? Jay Nielsen acknowledged this was our #1 safety issue and that they’re looking at how other neighborhoods have handled it. He mentioned that with a calibrated radar gun can lead to fines for speeders
- Pamela Hill mentioned that she has taken down company names and, if viewed, license plate numbers of speeding vendors/delivery companies and suppliers and has called to report them
- Art Beard, Roads & Drainage chairperson asked that the board look into failed street lights
- Rhonda Johnston asked about the marina slip allotment process and proposed an annual lottery system to offer slips on an annual basis instead of first-come, first-served basis. Jay

mentioned that there is discussion about measuring to determine if additional set of slips could be erected next to existing slips.

- Rhonda Johnston asked a second question about the possibility of a “New Resident” fee for incoming residents; other neighborhoods have these, some being quite high, in the thousands of dollars. There was some discussion, but no outcome.
- Barbara Nelson, a new neighbor in the first house on Cumberland Way expressed her deep concern for speeding vehicles entering and exiting the neighborhood in front of her home. The group acknowledged the need to trim trees in the easement to allow for better visibility and again, to acknowledge that speeding is the #1 safety issue in our community.
- Sarah Beard asked the status of ongoing tree trimming in the neighborhood in HOA-owned easements and questioned if the amount budgeted in future year budget was adequate. She made a suggestion of a one-time assessment to establish a pool of money dedicated to maintaining trees. The question about when and how often Oncore comes in to trim was raised as well.
- At 11:15am, a motion was made by Rick Kingelin to adjourn the meeting, seconded by Sam Emond. The meeting was adjourned.

Respectfully Submitted,

Leslie Fight
Secretary