

HOA Board Meeting Minutes

I. Feedback Discussion from HOA By-Law Amendment Special Called Meeting on 8/28/22

- a) The board members had an in-depth discussion of the feedback provided at the Cannon Ridge HOA Special Called Meeting held at the Brandon Library on 8/23/22 at 6:30pm to discuss amending the HOA by-laws. After discussing the feedback from the residents that attended the meeting and from guidance received from the Cannon Ridge attorney, the board voted to proceed with presenting the neighborhood HOA members with a vote to amend the by-laws with the following changes:
- (i) **Present a vote to the subdivision to amend the by-laws to increase the HOA yearly assessment from the current fee of \$75/year to \$150/year for all residents. The current transfer fee (the fee all buyers currently pay when moving into the neighborhood) of \$25.00 would increase to \$50.00. There will also be a by-law amendment of a standard \$25 late fee being assessed for all HOA fees not paid by the March 31st deadline instead of the current 1.5% interest fee for every month late after the due date.**
- b) The board discussed the questions presented regarding the proxy vote. After meeting with the Cannon Ridge attorney, below are the steps on how to vote by proxy:
1. The resident of Cannon Ridge needing a proxy will go to the Cannon Ridge Attorney's Office with a letter containing their name, address, lot number, and proxy's name. The attorney will ask to see their ID and they will be required to sign in on the Cannon Ridge Resident list for the attorney to validate the proxy. Once completed, they will take the proxy form with them.
 2. The individual they assign as their proxy holder will attend the HOA meeting and take the proxy document with them to cast the resident's vote. *The attorney will not attend the meeting to cast anyone's vote for them. * If there is a quorum at the meeting (lot owners present plus proxy holders present) a vote will be held.
 3. **If a proxy is needed, residents may go to the Law Office of Arnold and Associates, LLC at 306 Maxey Dr. Suite B, Brandon, MS, 39042 from Monday, 9/12/22 through Friday, 9/16/22 between 9:00am and 3:00pm. *This is not for early voting!***



II. Gas Light Fixtures

- a) Connie presented to the board the option of selling the two gas lighting fixtures that have been sitting in the guard shack. They are old light fixtures that were replaced. Connie proposed the money made of selling those two would cover the cost of the library for the second special called HOA meeting. The board approved for these two fixtures to be listed to be sold.

Announcements:

Cannon Ridge Neighborhood Special Meeting Number 2 at the **Brandon Library: Tuesday, September, 20, 2022 at 6:00pm**. This meeting is being held to present a vote to the subdivision to amend the by-laws to increase the HOA yearly assessment from the current fee of \$75/year to \$150/year for all residents. The current transfer fee (the fee all buyers currently pay when moving into the neighborhood) of \$25.00 would increase to \$50.00. There will also be a by-law amendment of a \$25 late fee being assessed for all HOA fees not paid by the March 1st deadline instead of the current 1.5% per month past the due date. A vote will only be held if a quorum is present.

