

Cannon Hill Association

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Road District

Annual Meeting

June 24, 2023

President Suzanne Feeney called the meeting to order at 11:20 a.m.

Road District

Steve Gibbs was unable to attend. President Feeney gave his report. Road conditions are stable. Minor fence repairs were made. New England Coating has been paid a deposit for coating the street which will occur in August. Skipper will perform another inspection to assess erosion.

Beach Path

Beach path has been cleared as well as the poison ivy. Discussion was held to address better access to the beach for those who have a difficult time walking down the path. Installing a hand rail was discussed. Need to check with Cannon Hill's attorney for possible liability for members using hand rail and falling.

Treasurer

John Yacobian stated there is \$146,000 in CD account. This amount will not cover the replacement of a new road, only road improvements. There is \$25,000 in bank account. Recommended keeping investments conservative. Roads are in good or better shape than town roads. We would need a special Association assessment or dues increase for new roads. Expenses were down this year. The Association's umbrella policy increased by \$5,000. We are 8% better than last year regarding expenses. Dues will not need to increase this year. We should continue the 80/20 split for dues between the Association and Road District. All dues for 2022-2023 were paid. It was discussed that members of the Cannon Hill Association cannot sell their home without paying any past dues. The Association has the "right of refusal". The Association does not have "right of refusal", however, for the Road District. Cannon Hill Association members were asked to let the board know early if they are planning on selling their home. Attorney's fees are not cost effective in collecting past dues owed. Steve Gordon will write a policy in reference to this issue for the web site.

Rockland Bank has closed in Chatham, however, we will continue to bank with Rockland in Orleans.

Steve Gordon asked if we could get a civil engineering report for the roads to determine what sections of roads are at most risk, plus drainage issues. Michael Grossi suggested berms as needed as a preventive measure.

Action Item

Association should get two estimates to address potential road issues.

Bill Morrison wanted to know if we are getting any compensation from developers for road use wear and tear. An invoice was sent to a developer and there was no reply. The Association can't establish monetary value.

Sharon Dunn Gordon stated that conditions have been established for construction. The conditions are listed on our website.

Steve will call the town about cleaning up road to Ryders Cove.

Bill Morrison asked if the chain across the path to the beach could be unlocked and open during the summer. All those present agreed.

Membership Directory

Jim Feeney asked all of those present to fill out an index card with their name, address, out of town address, phone number(s), and email addresses in order to update the membership directory. He will complete a group email list for the Cannon Hill website.

President Feeney asked members to make suggestions for content as well as sending pictures to post on the website.

Board Status

John Yacobian is resigning from his position as treasurer. His house is for sale and he will be staying in NYC.

Whidah Island

Former President of the Association Jo Buess passed away this year. She maintained the island garden on Whidah. Jo decorated the island for every holiday. The members were asked if they wanted to carry on this tradition. All agreed. A vote was taken as to which holiday(s) the island should be decorated. There were 12 yays and 3 nays. It was decided by the members to only decorate for the Fourth of July and Christmas.

Annual Cocktail Party

Sharon Dunn Gordon and her husband Steve invited everyone to their home at 5:00 p.m.

Discussion

Greg Hyde wanted to know if we can sub-divide any land in Cannon Hill. This is not allowed.

The land to the right of the beach path is privately owned.

Per zoning, trees cannot be cut down within 50 feet of the shore. Please let the Board know if you see trees being cut down, including plants. Homes on the shore own the land up to the tide mark. Jim Feeney will check to see if the tide mark applies to low or high tide.

Leave dingys on left side of path, not right. The turn around area at our beach belongs to Cannon Hill Association. Deed has been transferred to new owner of O Whidah.

Shell Drive residents have the right to walk on all Cannon Hill Roads. Cannon Hill Association members may not walk on Shell Drive roads.

Meeting Adjourned at 12:20 p.m.