

**Dawson Landing Homeowners Association  
Board of Directors  
December 2005 Meeting Minutes**

The meeting convened December 8, 2005, at 7:00 p.m. The following persons participated:

**Board Members Present**

Larry Gallagher (President)  
Doug Eagles (Treasurer)  
Steve Bowman (ARB Chairman)  
Steve Borovicka (Member)  
John Sokolsky (Member)  
Lauren Blue (Member)

**Absent**

Cynthia Moses-Nedd (Secretary)  
Carl Rice (Member)

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**1.0 Welcome & Administrative Matters**

- 1.1 Larry Gallagher opened the meeting, welcomed all in attendance, and summarized the meeting objectives.
- 1.2 Reviewed last meeting minutes, but will have to wait for next semi-annual meeting to approve them.
- 1.3 Lauren Blue was nominated and voted into the board as a general member
- 1.4 Board Elections—

Larry Gallagher explained that by-laws forbade any extension of his appointment as board president and opened elections for board members.

The board accepted Cynthia Moses-Nedd's resignation and expressed its gratitude for her exceptional contributions to the homeowners association over her tenure as secretary.

The following members were nominated and voted into the respective officer positions:

President:	John Sokolsky
Vice President:	Lauren Blue
Secretary:	Steve Borovicka

The following members remain in their current positions:

Architecture Review Board:	Steve Bowman
Treasurer:	Doug Eagles

- 1.5 Larry Gallagher discussed the basics of Homeowners Association operations and encouraged the board members to attend an HOA class when available at the earliest opportunity.

**2.0 Committee Reports**

- 2.1 Consolidated Trash Collection Initiative—John Sokolsky presented a draft survey to the board for comments and recommendations. The board determined the best course of action was to provide the proposed program information on a

fact sheet and enclose a self-addressed post card to obtain each homeowner's input on the potential options. There would be a set time period for homeowner feedback, then the board would take the results and, if the majority agreed with the proposal, requests for proposals would be sent back to the four companies for final bidding and contracts. The survey should be sent out in the next few weeks for feedback.

2.2 Architecture Review Board—Steve Bowman presented information on one homeowner's request for an in-ground pool installation. He also updated the board on one homeowner's response to a complaint for an over-grown yard.

2.3 Treasurer's Report—Doug Eagles

Income: **\$133.58**

Expenses: **\$1989.00**

- Pine Ridge Landscaping \$1442.00
- PWCSA \$18.00
- MJF Management \$425.00
- Steve Bowman (Admin) \$37.00
- Cynthia Mosses-Nedd (Admin) \$67.00

Expenditures approved by board vote

2.4 Landscaping Committee—Larry Gallagher reported that the last landscaping for the year had been completed. He commented on the exceptional performance of Pine Ridge Landscaping and, based upon a 2006 request for proposal on landscaping services, recommended they be retained at an updated annual price of \$14,580. The board approved by voice vote.

He also reported on information gathered regarding one homeowner's request for milky spore treatment for grubs/beetles. He said Pine Ridge Landscaping was not interested in providing that service as it meant dealing with all the households as well as the community commons. He also said it was very expensive and there might be potential alternatives to that treatment. Lastly, he suggested a community newsletter might be published with preventative information, to include how to keep from attracting beetles to one's yard.

The board membership all praised Larry's continued performance and professionalism in carrying out his Landscaping Committee duties, and asked him to consider remaining as head of the committee. He agreed.

2.5 Traffic Safety—Lauren Blue reported on her efforts communicating with Prince William County supervisors to determine the status of getting lane markings on Rippon Blvd. She obtained a copy of the Performance Bond between the developer and PWC, and is following up to see what specifically should be done to get road markings installed as soon as possible. She will follow up to get a copy of the specific plans referred to in the Performance Bond. In

addition, she sent a letter on Nov 30 to Hilda Barg requesting her continued support to keep Rippon Blvd improvements on the near-term plans for the safety of our community.

2.6 Web site—The board all discussed the nature of the current Dawson Landing.com web site. Attempts to manipulate the site by board members have proven too difficult to complete. The board discussed whether there was any reason to password-protect the web site and agreed that such protection should be removed. John Sokolsky agreed to contact the contractor to determine how we could modify the site to make it more informative and up-to-date for the community.

### **3.0 New Business**

3.1 Larry Gallagher advised the board that there would be an HOA organization class provided in January at the Prince William County government building and encouraged members to attend. Dates are January 7<sup>th</sup> and 21<sup>st</sup>, from 9 AM to 1 PM each day, conducted by the PWC Homeowners Leadership Institute.

3.2 On behalf of the board and community, Doug Eagles presented Larry Gallagher with a small memento thanking him for his exceptional leadership over his past two years as board president.

**4.0** The next board meeting will be held January 12<sup>th</sup>, 2006. The meeting was adjourned at 9:05 PM.