

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

The meeting convened Thursday, 12 August 2010, at 7:30 pm. The following persons participated:

Board Members Present

William Rigby (President)  
Tom Booth (Secretary)  
Robin Borum (Treasurer)  
Virginia Rockelman (ARB Chair)

Absent

Jack Samar (Member)  
Michael Kuzara (Member)

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Residents/Guests:

Mike Rockelman- Resident	Walter Robohn & Tracy Keenan-Residents
David & Lisa Lourenzo-Residents	Michael Newman-Resident
Michael & Wynona Cunningham-Residents	Reed Grabowski-Resident
Mike Lubellie-Kettler	Charlie Kieler-Kettler

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1.0 Welcome & Administrative Matters

1.1 Bill Rigby convened the meeting

2.0 ARB Arbitration

2.1 The following ARB Notice of Violation appeals were presented to the HOA Board of Directors and granted approval:

2.1.1 1604 Teal Way- Decorative Split-Rail Fence

2.1.2 15309 Egret Ct.-90 day parking extension for boat in driveway

3.0 Update Briefing on Construction Project at Rippon Landing VRE Station

3.1 Kettler Co. representative Mike Lubellie presented an update briefing on the construction project located at Rippon Landing VRE station. The new proposed project will consist of two 4-5 story residential/business buildings with associated parking garages, to include a PW Police Substation. A Separate covered parking garage will be constructed for VRE patrons.

Mr. Lubellie stated that the project is probably 18-24 months away. Additionally, he commented on the widening of Rippon Blvd between Wigeon Way and Marsh Overlook being tied to the project. Specifically, he pointed-out that PW County plans to connect the walkway between Wigeon Way and Marsh Overlook.

4.0 Committee Reports/Recommendations

4.1 Minutes for the 8 July meeting were reviewed and approved by voice vote.

4.2 Treasurer's Report – Robin Borum

4.2.1 See attached

4.2.2 Robin presented an investment proposal to the HOA BoD regarding structuring a portion of the HOA funds into Bank CD's. At this time (August 2010) we would open a 12 month High Yield CD with \$30,000 from our checking account. We would let our existing CD, which matures August 20th, roll over. In December 2010 we would open another 12 month High Yield CD with \$30,000 from our reserve account. In April 2011, when our current existing CD matures, we would convert it to a High Yield 12 month CD. Going forward we would always have a CD maturing in the months of August, December, and April. We would maintain a reserve account balance of \$30,000 in addition to our checking account which is used for monthly expenses.

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The President, Bill Rigby asked for a voice vote on the proposal. All present voted in approval.

- 4.3 Architectural Review Board
  - 4.3.1 Virginia Rockelman reported there has been two disclosure packages requested for homes located on Eiderdown and Fish Hook.
  - 4.3.2 Virginia reported a HRB violation letter has been delivered to a home on Teal Way regarding a hole in the garage door and the control of the dog located at the residence.
  - 4.3.3 Virginia reported that the homeowner on Marsh Overlook has disregarded the notice of violation regarding replacing shutters.
  - 4.3.4 Virginia presented the proposed revision to the Exterior Maintenance Guidance (attached) that will be voted on at our next meeting.
  
- 5.0 Old Business
  - 5.1 Bill Rigby reported that there is still no progress on determining if appropriate paperwork was ever done by Bobby Dawson regarding the installation of the Dawson Landing signs. Robin Borum suggested we should go forward and pay for new permits, thus allowing us to go proceed with installation of the lighting already approved. The BoD members present agreed and Bill and Robin will proceed with that action.
  - 5.2 Bill mentioned he is still attempting to contact Doug Eagles regarding getting our lawn maintenance workers to mow the grass along Rippon Blvd just past Marsh Overlook.
  
- 6.0 New Business
  - 6.1 Reed Grabowski wanted to know about the sand that remains on the streets as a result of the snow this past winter. Bill Rigby mentioned he has contacted PW County offices regarding this situation. He was told that there are limited resources (sweepers) and they will get to it when able.
  
- 7.0 The next HOA meeting will be Thursday, 9 September 2010 at the Ferlazzo Building.

Meeting Adjourned at 9:15 PM