

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

The meeting convened Thursday, 11 February 2010, at 7:30 pm. The following persons participated:

**Board Members Present**

**Absent**

William Rigby (President)  
Virginia Rockleman (ARB Chair)  
Robin Borum (Treasurer)  
Tom Booth (Secretary)  
Jack Samar (Member)  
Michael Kuzara (Member)

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Residents/Guests:  
Mr. Mike Rockleman

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**1.0 Welcome & Administrative Matters**

1.1 William Rigby convened the meeting

**2.0 Committee Reports/Recommendations**

2.1 Minutes for Jan 10 were reviewed and approved by voice vote.

2.2 Treasurer's Report –

2.2.1 Robin Borum provided the February 10 treasurers statement (attached).

2.2.2 As of 11 Feb 10 total assets are \$151,020. Report submitted for record and approved on voice vote.

2.2.3 Also presented for the record was the 2010 proposed budget (attached) and approved on voice vote

2.3 Architectural Review Board

2.3.1 Virginia Rockleman provided the ARB report. No requests received to since the January 10 meeting. One request for a disclosure packet for a home on Wigeon Way.

2.3.2 Virginia reported that she contacted the Master Gardener of PW County and plans to have them attend the general membership meeting in April.

2.3.3 Virginia brought to the board's attention a flyer on mailboxes that was distributed around the neighborhood. Discussion on the proposing the HOA contact the company identified on the flyer and see if they would give a significant discount rate for 100 or more mailboxes. This information would be presented at the general membership meeting in April to see if there would be interest in a mass buy for the community.

2.4 Landscaping- Discussion on identification of potential landscaping projects at the April HOA meeting.

**3.0 Old Business**

3.1 Bill Rigby asked Robin Borum if he made contact with the electrician regarding the estimated costs of installing lighting for the entry way sign area. Robin stated he was unable to make contact, but would pursue contacting him. Bill questioned whether or not we would be ahead if we just purchased some solar powered lights from a local hardware store. Robin questioned the amount of light they would offer, and Jack Samar mentioned his experience with these style lights is that they last about one year. No other discussions ensued.

3.2 Bill Rigby stated he attempted, but was unable to contact the country regarding the staking along Rippon Blvd. He said he will continue efforts to contact and get an update on the reason for the new stakes.

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**4.0 New Business**

- 4.1 Bill Rigby did a HOA by-law check to determine the need for a Vice President. He couldn't find anything that stated this is a must-fill position. Therefore, based on that and discussion amongst the members present, it was determined the HOA board would go on without a Vice President at this time.
- 4.2 Bill Rigby discussed the issue of our fire hydrants being buried under the snow. One Dawson Landing resident brought that concern to his attention. He attempted contact with PWFD to determine if this was an issue/concern of the fire department, but didn't get a response. After some discussion amongst the board members, we determined that the PWFD has maps that pin-point the locations of the fire hydrants, therefore a non-issue at this time.
- 4.3 Bill Rigby reported that he has received marketing letters from an insurance co., a pond maintenance co, and a property management co..
  - 4.3.1 The Community Association of Underwriters of America inc., will be contacted for a comparison of their rates with our current insurance company. Bill will pursue and report his findings at the next meeting.
  - 4.3.2 In regards to the pond maintenance co., based on the excellent condition of our holding ponds over last summer, the board felt no need to pursue their services at this time.
  - 4.3.3 The property management co. is new (operating out of the owner's basement), but offers some attractive services. Bill Rigby suggested the board members checkout their website; RH1mgt.com and see what they have to offer. Also, it was decided by the board members that we would stay with MJF for the time being.
- 4.4 Next meeting is scheduled for 7:30 P.M. Thursday, 11 March, 2010 in the Woodbridge Supervisor's conference room at the Ferlazzo Building.

Meeting Adjourned at 8:20 PM