

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

The meeting convened Thursday, 13 May 2010, at 7:30 pm. The following persons participated:

Board Members Present

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

Absent

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Residents/Guests:

15404 Bald Eagle	1603 Heron Way	15425 Marsh Overlook
1590 Herron Way	15394 Bald Eagle	1635 Heron Way
1417 Eiderdown Ct.	16417 Duckling	15585 Canvasback Ct.
1557 Teal Way	15405 Bald Eagle	

1.0 Welcome & Administrative Matters

1.1 William Rigby convened the semi-annual meeting

2.0 Committee Reports/Recommendations

2.1 Minutes for 11 March 10 meeting were reviewed and approved by voice vote.

2.2 Treasurer's Report –

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

2.2.2 As of 13 May 10 total assets is \$140,288.00. Report submitted for record and approved on voice vote.

2.3 Architectural Review Board Virginia Rockleman reported two ARB approvals this past month; one back patio awning, on sidewalk widening. No requests for any disclosures.

2.3.1 Virginia reported that 34 letters (some type of violation) were delivered to homes in Dawson Landing. Several violations have already been corrected. A follow-up walk around will be conducted in a couple of weeks that will ensure corrections and/or identify those homes for a repeat letter.

2.3.2 Mailbox discrepancies were discussed. Larry Gallagher mentioned that the Post Office can provide standards required for mailboxes.

3.0 Old Business

3.1 Bill Rigby stated that he found out that PW County is responsible for cutting of grass inside the fenced-in areas around the holding ponds.

3.2 Rick Ricardelli mentioned that PW County will provide mosquito traps free of charge that can be placed around the holding pond.

3.2.1 Bill Rigby stated that he is certain the PW County does periodic checks around the ponds for signs of mosquito build-up.

3.2.2 Larry Gallagher mentioned another possible remedy is mosquito cakes, and that the use of barley for removing algae in the ponds.

4.0 Guest Speaker

4.1 Rick Ricardelli did a presentation on the installation of Solar Power at his house. Rick provided handout information on Standard SOLAR, the company that installed his solar equipment.

5.0 New Business

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- 5.1 Resident, 1635 Heron Way: Why don't we have a community playground/clubhouse/swimming pool?
  - 5.1.1 Bill Rigby replied by stating the lack of available real estate, and the tremendous increase in dues that would be required to maintain these facilities/insurance.
  
- 5.2 Resident, 15394 Bald Eagle: Can we mow the grass along Rippon Blvd between Dawson Landing and Riverside Station Townhouses?
  - 5.2.1 Bill Rigby replied by stating he thought we could work something with our landscape company, as well as a possible deal to share the mowing requirements with Riverside Station.
  
- 5.3 Resident, 1635 Heron Way: Can we create a Neighborhood Watch program?
  - 5.3.1 Bill Rigby responded by stating that at least 10 homes/families are required to sign-up for an official Neighborhood Watch program. A similar request in the past could not generate enough participation to meet the 10 home/families minimum requirement.
  
- 5.4 Resident, 1635 Heron Way: Why can't we get a stop sign at the entrance (Wigeon Way & Rippon Blvd) to Dawson Landing?
  - 5.4.1 Bill Rigby stated that Rippon was a State road. Larry Gallagher advised that previously, the HOA inquired about getting a stop sign and was told that since no residential driveways connect to Rippon Blvd, there was no requirement for the stop sign.
  
- 5.5 Bill Rigby provided an update on the earth work taking place off of Wigeon Way. The work is just about finished and he has contacted PW County offices to ensure repair work was accomplished to restore landscape and road to original condition.
  - 5.5.1 Larry Gallagher asked about the sidewalk construction along Rippon Blvd. Bill Rigby noted that the survey stakes along Rippon Blvd were for the extension of the PW County walking trail.
  
- 5.6 Bill Rigby reported that a couple of Dawson Landing residents had some water issues in their backyards eliminated by PW County putting in french drains. He recommended spreading the word if others were experiencing similar issues.
  
- 5.7 Bill Rigby gave a report on the lo-intensity lighting project at the entrance way to Dawson Landing. The installation cost is about \$4,000, with a monthly electric bill between \$12-\$15. He stated that he has tried to contact the homeowners on Teal Way regarding the future installation of lights on the Dawson Landing sign near their property. He will write/mail a letter to the homeowners advising them of the proposed installation of lights. All present were in favor of installation.
  
- 5.8 Resident, 1635 Heron Way: Anything we can do about the air quality? Occasionally, the smell is overpowering. Several residents commented that it is more than likely the incinerator at the water treatment plant.
  
- 5.9 Resident, 1557 Teal Way: Who's responsible for the trees around the holding ponds? Bill Rigby stated that outside the fence lines was the HOA's responsibility

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and that we could request our landscaping contractor to trim the trees. He stated he would contact Doug Eagles, our Landscape contract liaison to check the specific location out and work with the Landscape contractor.

- 5.10 Bill Rigby said that the resident at the end of Teal Way that the HOA paid for chain-link fencing at the back of his lot to prevent pedestrian traffic reported his fence had been knocked down by deer. The fence company that installed it came out and repaired/put it back up.
- 5.11 Mike Kuzara wanted to know if there was anything that could be done about the sand remaining in the streets (left over from the winter road treatments) at a few locations?
  - 5.11.1 Bill Rigby said he'd contact PW County about getting a street sweeper out in the housing area.
- 5.12 Mike Kuzara wanted to revisit the effort to go to one refuse company pickup throughout Dawson Landing. Mike took that for action. A possible option is to restrict pickup to certain times.

Meeting adjourned at 9:20 p.m.