

Semi-Annual Dawson Landing Homeowners Association Meeting Minutes

The meeting convened Thursday, 28 April 2011, at 7:30 pm. A PIZZA and SODA social took place prior to the meeting from 6:30 to 7:30 pm in the Leesylvania Room. The meeting convened at 7:30 pm. The following persons participated:

Board Members Present

Bill Rigby (President)
Tom Booth (Secretary)
Virginia Rockelman (ARB Chair)
Michael Kuzara (Member)
Jack Samar (Member)
Reed Grabowski (Member)

Residents:

Mike Rockelman	Rick Riccardelli
Chris Booth	Ed Denton
James Van Cooper	Roger Custard
Sherry Samar	Bill & Melanie Reha
Tina & Myron Schrecongost	Michael Newman
Florence & Ray Jackson	
Bonni Kuzara	

1.0 Welcome & Administrative Matters

- 1.1 Bill convened the meeting
- 1.2 Introductions around the room
- 1.3 Bill announced that Vern McHargue has volunteered for the Treasure's position. Bill wants to talk face-to-face with Vern prior to him officially becoming the Treasure. Bill stated Vern has extensive experience in accounting and should be an outstanding Treasure for the HOA.

2.0 Committee Reports/Recommendations

- 2.1 Meeting Minutes: Minutes for the March meeting were briefed by Tom and approved by voice vote.
- 2.2 Treasurer's Report: Bill gave the Treasure's report (Attached). Approved by voice vote.
- 2.3 Architectural Review Board
 - 2.3.1 Virginia reported there were three change requests submitted in March. One letter of notification for a close-line, and one disclosure package request for 1653 Teal Way.
 - 2.3.2 Virginia reported that there were 135 violations noted as a result of the recent walk-around inspections conducted in March. She planned to send the notices out following the upcoming weekend, which would give homeowners the opportunity to work in and around their yards to correct violations.
 - 2.3.3 Virginia and Bill discussed the ongoing issues with getting the appropriate paperwork completed/accepted by PW County offices for installation of lights for our two Dawson Landing signs. Bill stated that we are hoping to get that completed by the end of this summer.
 - 2.3.4 One guest asked about homeowners' responsibility to ensure trees on their property did not interfere with walking on sidewalks. Virginia assured him that indeed, homeowners were responsible for trimming trees that interfered with walking on the sidewalk.

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- 2.3.5 One guest asked about a blue Ford vehicle parked on Marsh Overlook. Bill addressed this and advised the guest that the vehicle although an “eye sore”, was legal and we could not do anything about having it towed.

3.0 Old Business

- 3.1 A guest asked about the Wigeon Way project. Bill provided an update that the project was not completed and that PW County was holding the bond until complete. Bill said he would contact the PW County official in charge of the project and get an update.
- 3.2 Mike K. gave an update on the street sweeping inquiry. He reported that there should be a sweep every year around the March/April time frame.

4.0 New Business

- 4.1 A guest brought up his concern about the Mooney Plant (water treatment). At times the smell is terrible. Various members of the board provided some insight into the plants operations. Bottom-line; if there is a smell, they are not doing their jobs in accordance with established procedures. There is a web-site “real time” contact number that is available 24/7 to report such incidents. Bill stated he would draft a letter to the PW County Supervisor on our concern about the smell. Also, he stated he would attempt to get a plant representative to attend the next meeting.
- 4.2 Reed brought up concern about trash trucks still driving through the neighborhood on Wednesdays. Speculation from various board members was that the trucks were servicing homes outside of the HOA.
- 4.3 Jack brought up concern about cracks in the streets. Mike took this for action and will provide an update on street repair.
- 4.4 Bill briefed next year’s proposed budget (attached). Voice vote approved.
 - 4.41 Bill discussed reviewing the HOA’s insurance coverage
 - 4.42 A guest questioned the payment of \$8,000 to MJF. Bill explained the service provided by MJF, which convinced everyone the payment was Reed voiced his concern on the landscaping contract and volunteered to work the next proposal for professional landscaping.
- 4.5 A guest offered a money-making idea to the HOA. He suggested installing Solar panels in common areas and selling electricity back to power companies.
- 4.6 Bill discussed the need for volunteers to become HOA board members. He emphasized the need (min of 3 members) to fill the President, Treasure positions. Also, he discussed the consequences of not having enough participation and the HOA being taken-over by the state.
- 5.0 The next HOA Board meeting will be Thursday, 12 May 11. Meeting adjourned at 8:45 PM .