

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

The meeting convened Thursday, 11 August 2011, at 7:30 pm. The following persons participated:

<u>Board Members Present</u>	<u>Absent</u>
William Rigby (President)	
Tom Booth (Secretary)	
Vern McHargue (Treasure)	
Dan Maillard (ARB Chair)	
Jack Samar (Member)	
Michael Kuzara (Member)	
Reed Grabowski (Member)	

Residents/Guests:

1.0 Welcome & Administrative Matters

1.1 Bill convened the meeting

2.0 Committee Reports/Recommendations

2.1 Meeting Minutes: Minutes for the July HOA meeting were reviewed, and approved by voice vote.

2.2 Treasurer's Report: Attached document is July financials

2.2.1 Vern provided a summary:

- July revenue was \$4.8k.
- July expense was \$5k,
- YTD surplus is \$16.8k.
- YTD Revenue is \$6k **over** budget - mostly due to easement proceeds.
- YTD Expenses are \$8.5k **under** budget - a small portion of this favorable variance likely due to slight delay in paying grounds keeping and landscaping expenses.
- \$4k in assessment revenue in July bringing the total to \$28.5k.
- \$9.7k in assessments are in arrears (see attached report); about half of that amount due is for 2011.

2.2.2 Vern reported that upon review of HOA financials we have a 4% persistent delinquency in payment of HOA fees

2.3 Architectural Review Board

2.3.1 Dan reported one disclosure on Wood Duck

3.0 Old Business

3.1 Bill reported that Mr. Qureshi contacted from the Prince William County office regarding The Wigeon Way project. The county will not be able to do anything for Mr. Qureshi because he didn't register for the project at the beginning.

3.2 Bill reported the walk way along Rippon should be finished in September.

3.3 Reed reported on HOA sign reconnaissance. He has only been able to look at Riverside Station. He stated he would continue to checkout other development signs and get some cost figures.

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

- 3.4 Mike reported that he made contact with VDOT regarding the Stop Signs in Dawson Landing. He is awaiting a call-back from the individual in charge of signage.
- 3.5 Bill requested any information on the houses in Dawson Landing that are still getting trash pickups from Waste Management on days other than Monday and Thursday.
- 3.6 Dan volunteered to take care of the broken fence pieces along Rippon Blvd.

4.0 New Business

- 4.1 Vern asked if the board members liked the format of the financial report he sent earlier in the week. Bill commented that he liked the format and other members agreed.
- 4.2 Vern reported that the HOA had CDs coming due in August. He recommended rolling them. Also, he volunteered to check local banks for possibly moving the CDs from Bank of America to a more stable (less risk) bank.
- 4.3 Bill reported that the HOA insurance renewal should be due Aug/Sep Timeframe. Cost is approx \$2200/year. The insurance covers the HOA for possible suits and liability coverage for the retaining wall along Bald Eagle.
- 4.4 Bill reported that we need to do a review/vote of the Valley Crest estimates on some landscape projects at the Sep meeting.

Meeting adjourned at 8:30 PM



C:\Users\Tom\
Documents\Dawson F