

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

The meeting convened Thursday, 10 February 2011, at 7:30 pm. The following persons participated:

Board Members Present

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

Absent

Robin Borum (Treasurer)
Reed Grabowski (Member)

Residents/Guests:

Mike Rockelman- Resident

1.0 Welcome & Administrative Matters

1.1 Bill convened the meeting

2.0 Committee Reports/Recommendations

2.1 Meeting Minutes: Minutes for the December meeting (January 2011 meeting canceled) were reviewed and approved by voice vote.

2.2 Treasurer's Report: (Robin prepared, Bill presented) was reviewed. Voice vote approved (attached).

2.21 Virginia asked why there is no explanation of checks on the reports. Bill responded that Robin does list the "pay to" company/individual and explains reason/purpose for check if/when asked.

2.3 Architectural Review Board: Virginia reported that the ARB Committee will conduct an inspection of Dawson Landing properties for compliance with architectural and maintenance standards during the 2nd week of March.

2.3.1 Virginia requested and was given approval by the board members to post the notice on the HOA web site.

2.3.2 Mike Kuzara generated discussion on compliance with architectural and maintenance standards by offering residents prizes to motivate better care for yards. Discussion proceeded on criteria and types of prizes. Matter is still open.

2.3.3 Virginia reported that two homeowners are repeat violators of ARB standards (missing shutters, commercial vehicle in driveway) and will receive notices to appear at the next HOA board meeting.

2.3.4 Virginia reported there were 0 change requests

3.0 Old Business

3.1 Lighting on Dawson Landing signs: Tom reported that he has the forms for the PW County application to alter, erect, reface or relocate a sign, but has held off pursuing until the work on the walkway is complete. Bill suggested we proceed with the application, that the construction work should not impede the electrical work for the signs. Tom said he will complete the paperwork and Virginia volunteered to take the paperwork to the PW County office during normal office hours.

3.2 Reference the construction work being done on the walkway; there has been damage done to the HOA white fencing along Rippon Blvd. Bill noted that he anticipates that will be taken care of once the work is complete.

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- 3.3 Mike discussed his pursuit of getting bids for street sweeping. He will draft a request for bid for members to review/approve, and get it out NLT 20 March 11.
- 3.4 Jack commented about the cracks appearing on the roads throughout the neighborhood. Discussion on who's responsible for fixing roads in the neighborhood pursued, with Bill stating that the roads throughout the housing area was he counties responsibility.

***UPDATE: Regarding efforts to get the Dawson Landing streets swept this spring: Mike was able to get in touch with Mr. Steve Satterwhite of VDOT who informed him that they will in fact be cleaning the streets in about a month. Their intent/goal is to get all of the streets swept once a year. Board members agreed to hold-up pursuing a private company at this time and allow VDOT to sweep the streets. Mike will contact Mr. Satterwhite to see if VDOT will also repair the cracks in the streets. Follow-up at March HOA meeting.

4.0 New Business

- 4.1 Virginia had asked (email prior to meeting) about the HOA's ability to charge Ryan Homes for posting their sign advertising Eagle lots on HOA property. Bill surmised that the sign appears to be on private property along Rippon Blvd, therefore, the HOA cannot pursue charging Ryan Homes.
- 4.2 Bill asked the board members if there was interest in constructing "pooper stations" for deposit of pet waste throughout the neighborhood. The majority of members felt the stations would be an "eye sore", and those pet owners that currently do not pickup after their pet, would not do so even with the stations throughout the neighborhood. Virginia volunteered to take care of ordering and setup for pizza and sodas for the meeting in November.
- 4.4 Bill briefed that PW County Supervisor, Frank Princippi plans to host a meeting 19 April 11 with all county HOA presidents to discuss local issues.
- 4.5 Bill discussed the HOA Board elections. No volunteers at this time for the Treasure or President positions. Bill suggested he send an email to Dawson Landing homeowners soliciting their involvement in the HOA Board. Mike suggested and got board member's support that a letter vs. an email be drafted. Bill agreed and said he would draft a letter for the board to review prior to sending out.
 - 4.5.1 Discussion on changing HOA Board elections to fall time vs December. Board members liked that idea; further discussion will at next meeting.
- 4.6 Bill advised that the hearing on the Rippon Train Center Condo project will take place, Tuesday 15 Mar 11. Kettler Associates is seeking HOA support. Mike volunteered to attend on behalf of our HOA.

5.0 The next HOA meeting will be Thursday, 10 March 11.

Meeting Adjourned at 8:55 PM



HOA Treasure's
Report (Feb 11).pdf