

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

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

Board Members Present

William Rigby (President) *
Tom Booth (Secretary)
Vern McHargue (Treasure)
Michael Kuzara (Member)

*Telcon

Absent

Reed Grabowski (Member)
Jack Samar (Member)
Dan Maillard – (ARB Chair)

Residents/Guests: None

1.0 Welcome & Administrative Matters

1.1 Bill convened the meeting

2.0 Committee Reports/Recommendations

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

2.2 Treasurer's Report:

2.2.1 Financial highlights as of Oct. 31, 2011

- Oct revenue was \$1.5k; total assessments collected YTD of \$38.2k - \$5.6k in arrears.

- YTD revenue is \$46k - \$2.6k over budget.

- Oct expense was \$2.75k.

- YTD Expense is \$25k - \$14k under budget (primarily due to reductions in landscaping, legal and admin fees).

- YTD surplus is \$21k.

Total assets are \$164k, comprising the following:

- Cash balance of \$72k.

- CDs totaling \$86k.

- Assessments receivable of \$5.6k.

Total liabilities are \$2.3k leaving remaining net assets of approximately \$161k.

2.2.2 Vern will work with Mark Fisher, MJF Associates to draft a standard letter for delinquent HOA dues residents.

2.3 Architectural Review Board

2.3.1 Dan was absent, but did submit ARB items for the semi-annual newsletter

3.0 Old Business

3.1 Bill provided a summary of the email exchanges with Dave Lamb regarding flooding issues on Dave's property on Marsh Overlook. PW County cannot do anything at the top of the hill (road) because it is not county property. Dave is getting dirt hauled in at the top of his property to help divert water flow. Bill plans

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to send an email to PW County offices to explore what options of road ownership at the top of the Lamb's property line. Bill in-turn will advise Dave Lamb of his actions.

4.0 New Business

- 4.1 Unanimous decision by those present to move the semi-annual HOA meeting from December to January.
- 4.2 Bill update those present about the current issue at Old Marsh Rd and Wildlife Way. Resident at that location is attempting to prohibit children from walking through that area (short cut to school) by yelling at them, and by allowing large dogs to intimidate the children. The resident has put two fence posts with a gate and has dumped a load of gravel to block the path.
 - 4.2.1 Tom took for action drafting a letter on behalf of the HOA Board of Directors that Bill will sign and send to the resident NLT 15 December.

Meeting adjourned at 8:45 PM