

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

The meeting convened Thursday, 12 Jan 2012, at 7:30 pm. The following persons participated:

Board Members Present

William Rigby (President)
Tom Booth (Secretary)
Vern McHargue (Treasurer)
Michael Kuzara (Member)
Dan Maillard – (ARB Chair)
Jack Samar (Member)

Absent

Reed Grabowski (Member)

Residents/Guests: Larry Gallager

1.0 Welcome & Administrative Matters

1.1 Bill convened the meeting

2.0 Committee Reports/Recommendations

2.1 Meeting Minutes: Minutes for the December HOA meeting were read by Jack Samar, and approved by voice vote.

2.2 Treasurer's Report:

2.2.1 Financial highlights as of 31 December 2011

2011 Summary Financial Results (preliminary):

Statement of Activities -

Total revenue - \$57,500 (\$6,300 over budget)

Total expense - \$30,000 (\$17,000 under budget)

Surplus - \$27,500

Statement of Financial Position -

Cash (checking and reserves) - \$72,000

Investments (CDs) - \$86,500

Dues receivable - \$5,000

Total assets - \$163,500

Liabilities (payables) - \$5,000

Total net assets - \$158,500

Total liabilities & net assets - \$163,500

2.3 Architectural Review Board

2.3.1 Dan indicated no activity since last meeting.

3.0 Old Business

3.1 Bill provided a summary of the Old Marsh Rd and Wildlife Way right-of-way, property issues. The various aspects of the issues were discussed at length, to include options the HOA could take to resolve the key issue of harassing youth attempting to walk from Dawson Landing to the middle school. Mr. Estrada has put a gate off of his property (on property owned by Mr. Nguyen), which restricts

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passage. His concerns are unwanted personnel approaching his house while he is away.

Bill did meet with Mr. Estrada and discussed his concerns, but Bill did not confront him with the issue of moving the gate off the HOA common ground. It was decided that the HOA should contact Mr. Nguyen to alert him of the gate on his property and determine if he wants to take actions to have Mr. Estrada move it. Addressing this issue will continue at the next meeting.

4.0 New Business

4.1 Unanimous decision by those present to move the semi-annual HOA meeting to early May. Main agenda item will be to seek replacement board members, specifically, the president position. Vern and Tom will work together in drafting a newsletter for Bill to send out that will hopefully spur interest in residents to attend the semi-annual meeting.

4.2 Bill stated that since the last meeting he has signed 5 new liens against Dawson Landing homeowners for delinquent dues. One lien has been released.

4.3 Dan stated that there are currently 271 homes in Dawson Landing.

4.4 Bill still working on communicating with Prince William Co. in finishing the work (sidewalk) from the Wigeon Way project.

4.5 Much discussion on future investments in landscaping, signage, and general improvements to Dawson Landing. These investments options should be addressed in our semi-annual meeting in May.

Meeting adjourned at 9:00 PM