

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

The meeting convened Thursday, March 8, at 7:30 pm. The following persons participated:

Board Members Present

William Rigby (President)  
Tom Booth (Secretary)  
Vern McHargue (Treasure)  
Reed Grabowski (Member)  
Jack Samar (Member)

Absent

Dan Maillard (ARB Chair)  
Mike Kuzara (Member)

Guests

Lamarr Johnson

---

1.0 Welcome & Administrative Matters

1.1 Bill convened the meeting

2.0 Committee Reports/Recommendations

2.1 Meeting Minutes:

2.1.1 Minutes for the February 9 HOA meeting were reviewed, and approved by voice vote.

2.2 Treasurer's Report:

2.2.1 Vern presented the HOA balance sheet as of 29 Feb 12 (attached). The data was reviewed/discussed and approved by voice vote.

2.2.2 Vern led a discussion on projecting yearly expenses and liquidity. Bill commented that previously the HOA board felt that having \$150K annual equity was the right amount to cover unforeseen expenses.

2.2.2.1 It was suggested that we get a structural risk assessment on the "Great Wall" @ Bald Eagle. Bill thought we might be able to get Prince William Co. to do it.

2.3 Architectural Review Board:

2.3.1 Dan was absent, but Bill provided the board with the recent activity as reported by Dan. There were two disclosure report requested on 15441 Marsh Overlook Drive, and the second at, 1597 Wood Duck Court.

3.0 Old Business

3.1 Bill reported that he provided the Prince William County office with information on two parcels of land off of Old Marsh Rd and Wildlife Way . The County office is researching property records to determine what options are available as possible solutions to right-of-way and responsibilities of homeowners, HOA, and PW County.

4.0 New Business

4.1 Bill reported that the Capital Improvement Project surveys were mailed out by MJF Associates. We have received approximately two dozen so far and Vern volunteered to collect the surveys, and collate the data.

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

4.2 Bill reported that he did a drive-around of the Dawson Landing Division with the new Valley Crest supervisor, Chris Muth. Mr. Muth provided estimates on dead tree removal (attached, BOD electronic vote approved) around the neighborhood.

4.3 Also, Bill and Reed discussed the way ahead for getting proposed bids for a new landscape/maintenance contract effective for Fall 2012. Reed will pursue getting proposals (at least 3) for the BOD to review. It was decided to wait until we get the survey inputs in and reviewed prior to taking further actions in this area.

4.4 Discussion about the ongoing trash pickup by Waste Management and AAA outside of the Monday/Thursday HOA directed times. Mike K. will work with the companies and customers for possible solution.

4.5 Vern asked about the HOA By-Laws regarding multiple families in our Dawson Landing homes. Bill commented that the By-Laws stipulate that Dawson Landing is limited to single family homes. Discussion continued on the estimated number of "multi-generation" families living under one roof, and the estimated few number of homes that may be renting out basements to non-family members. Concern of confronting those doing this was voiced based on the negative financial impacts on those homeowners doing this. Discussion was tabled at this time, and we can revisit at future meetings.

Meeting adjourned at 8:25 PM