



**Dawson Landing Homeowners Association
Board of Directors**

August 9, 2016 Board of Directors Minutes

1. The August 2016 Dawson Landing Homeowners Monthly Meeting was called to order at 7:05 PM. Board Members in attendance: Maureen Parlette, Lamarr Johnson, David Bradley, Bud Parlette. Board Members arriving late at 7:35 pm were Vern McHargue and Maheta Tesfay. Amy Chaffman did not attend.
2. The Board approved the July meeting minutes. Set the next two meeting dates for Sept 13 and Oct 11, locations to be determined.
3. No homeowners were scheduled to appear for the Homeowners Forum.
4. Officers report:
 - a. President: August Potluck Party - decision to make funds available will be discussed. Board will meet in closed session when preliminary legal matters are being discussed.
 - b. VP: Board members must watch for names that should not be on distribution when making reply all responses on emails.
 - c. Treasurer: Not present. The President reminded all that attendance is required for the board to be effective. The Declaration provides that Directors seats can be declared vacant if three consecutive regular meetings are missed. When asked the number of times the Treasurer had been absent, the attendance record showed this to be the fifth consecutive regular meeting. A motion was made and seconded to declare the seat vacant and remove the Treasurer from the board. The BoD vote carried 3-1.
 - d. Secretary: Suggested renaming the Biannual Meeting to Semi-Annual Meeting henceforth since we conduct them every six months.
5. ARB Report:
 - a. Three outstanding Requests for Change were approved.
 - b. Received two new requests for Change, both approved. (At this point the two tardy board members arrived).
 - c. Commercial trucks in driveways and in streets were discussed: no formal decisions were made.
 - d. There was a pending decision regarding a basketball hoop. A recommended letter to the owner was circulated and approved by unanimous vote. The letter will be sent to MJF for distribution and archival.
 - e. A recommended amendment to the ARB guidelines was circulated to reflect new refuse and recycling collection dates and processes. Board unanimously approved 4-0.
 - f. ARB will report back to Board in the September meeting on the results of the annual inspection.

6. Landscaping and Grounds Maintenance. Discussed the CWI quote for tree removal. Could not identify the trees in the quote in order to obtain 2 additional quotes. Suggested marking dead trees and pricing individually so board decision could be made.
 - a. Board agreed clear marking of the trees was necessary to obtain new quotes.
 - b. Board unanimously voted 4-0 to have the fallen tree on Old Marsh Road Common Area removed.

7. Strategic Planning and Projects.
 - a. Budget – None exists. A budget from 2013 was referenced as an example of what is required.
 - b. Refuse and Recycling: Distribution of Patriot Refuse and Recycling containers to occur on Aug 24. Containers to be delivered to all homeowners. An automated response was setup on the DLHOA email account to provide homeowners additional information.
 - c. Deed of Easement – Waiting for alternate language from the PWCSA attorney to come to a mutually satisfactory position.
 - d. Home Based Business - First draft of settlement letter complete.
 - e. Community Party: Sign up on web based 'Signup Genius'. Discussion began on funding the event.

8. New Business. The former Treasurer stated there was no budget or indication the board had any funds available. The individual was informed of the vote which had taken place prior to her arrival. A motion was made to reinstate the board member. There was no second. The meeting was overrun with emotional debate and ran past scheduled time with no end in sight. A motion to adjourn was made and seconded.

9. Next BoD meeting date is Sept 13. Location to be determined.