

**Dawson Landing Homeowners Association  
Board of Directors January 2016 Meeting**

1. The January 2016 Dawson Landing Homeowners Monthly Meeting was called to order at 7:35 PM, January 14, 2016.
2. The outgoing president, Mr. McHargue, initiated the 2016 Officer election.
  - a. Ms. Maureen Parlette was elected as PRESIDENT.
  - b. Mr. Lamarr Johnson was elected as VICE PRESIDENT.
  - c. Ms. Maheta Tesfay was elected as TREASURER.
  - d. Mr. David Bradley was elected as SECRETARY.
3. The President reminded the Architecture Review Board that it should elect a chair this spring.
4. The Homeowner Open Forum began at 7:50 PM. The only topic discussed was the yearly Inspection. General comments cited MJF as a credible and economical resource for administering the Inspection for the HOA. The ARB will attempt to schedule the yearly inspection approximately 1 May 2016.
5. Treasurer report:
  - a. Net Assets: \$239,435
  - b. Total Assets: \$255,000
  - c. 2015 Revenues: \$58,900
  - d. 2015 Expenses: \$44,300
6. Old Business:
  - a. Trash Service Consolidation
    - i. HOA By Laws allow Association Fee increase for Trash Collection and ARB guidelines allow the HOA to restrict trash collection services.
    - ii. Board voted to begin socialization process with homeowners, established start date of 1 June 2016, and make this a topic for the Bi-annual Meeting.
7. New Business:
  - a. Reserve Study
    - i. Mr. McHargue suggested that normally HOAs conduct Reserve Studies at 5 to 10 year periods, the study would likely cost between \$2000 and \$3000, and DL HOA was likely in this window.
  - b. Pump Station Easement:
    - i. Pump station for Sewer Authority located in Dawson Landing Property with no current easement.
    - ii. Consensus was to engage legal counsel to provide easement with consideration. Financial consideration to be determined WHEN Mr. McHargue provides update in FEB or Mar 2016 update.
  - c. Home Based Business:
    - i. Fines for Day Care business could begin 18 Jan 2016 and run for 90 days. Legal counsel will be consulted prior.
    - ii. One violation notice will be sent for Insurance business reported at meeting.
8. Motion to adjourn with acceptance at 9:28 PM.