



**Dawson Landing Homeowners Association
Board of Directors**

July 12, 2016 Board of Directors Minutes

1. The July 2016 Dawson Landing Homeowners Monthly Meeting was called to order at 7:05 PM. Board Members in attendance: Maureen Parlette, Lamarr Johnson, David Bradley, and Amy Chaffman; ARB: Bud Parlette.
2. The Board approved the minutes of the Bi-Annual Homeowners Meeting and set the next meeting dates for Aug 9 / Sep 13 / Oct 11.
3. No homeowners were scheduled to appear for the Homeowners Forum.
4. Officers report:
 - a. President: Discussed the inadequate attendance record of board members, the inability to conduct the community's business and the lack of a quorum for the June 7 board meeting. Explained previous ARB Chairpersons were on the Board of Directors. Motion was made, seconded and the BoD unanimously voted (4 in favor and 0 against) to elect current ARB Chairman, Bud Parlette to the BoD to complete the three year term from which Mike Kuzara resigned. Discussed and showed map of streetlight request to the county; this was in accordance with approved Board decisions of past years. Notification of Refuse contract made in mailing with semi-annual dues.
 - b. Secretary: Ratified four votes held during the closed Executive Session attended by all board members on June 21. The board sanctioned unanimous votes (6 for and 0 against) to approve the 1). Execution of the Patriot Disposal Services contract, 2). Execution of the PWCSA Deed of Easement agreement, 3). Policy Resolution for homeowners. A majority vote (4 for and 2 against) approved the 4). Execution of the Settlement and Release agreement in the matter of Bhatti and Abbas. Announced that Patriot contract was signed leading to discussion of Board members clarification as to contract contents for awareness and ability to respond to any Home Owners questions.
5. Architectural Review Board: :
 - a. Yearly inspections complete with notices already sent via mail.
 - b. ARB guidelines to be updated for clarity and refuse pick up date change.
 - c. Three outstanding issues turned over from past ARB chair. One resolved.
6. Old Business
 - a. Refuse collection contract signed 24 June. Trash Can and Recycling Bins delivery between 22 and 27 August. First Patriot refuse pickup day is Sep 2.
 - b. Home based business policy resolution discussed.
 - c. Deed of Easement for Pump Station currently being held up by the county.
7. New business:
 - a. Community Potluck Party is on August 27 from, 12-3 PM with Lyttleton Shurland as voluntary chairperson.
 - b. 2015/2016 billing issues/payment with common area landscape contractor resolved. Ms. Chaffman will work with contractor to complete catch up work. Board discussed way ahead with no formal decision.
8. Meeting adjourned at 9pm; next BoD meeting date is Aug 9. Location to be determined.