



Dawson Landing Homeowners Association
Board of Directors
September 13, 2016 Board of Directors Minutes

1. The September 2016 Dawson Landing Monthly Meeting was called to order at 7:00 PM. Board Members in attendance: Maureen Parlette, Lamarr Johnson, Bud Parlette, Amy Chaffman and Vern McHargue.
2. The Secretary was absent. The Board approved the August meeting minutes. Set the next BoD meeting dates for Oct 11 and Nov 8, locations to be determined.
3. The President explained the Open Meeting Act, which allows the BoD to establish reasonable time limits for the open forum and for homeowners to address the board, and stated similar limitations exist in city council meetings. The standard 3 minute time limit per speaker was recommended so the board could attend to the business of the association. Homeowners Daryl King and Maheta Tesfay participated in the Homeowners Open Forum and said they understood the guidelines.
4. Officer Reports:
 - a. President – Announced we are on target to accomplish 2016 Goals by year end. Negotiations for the Deed of Easement have concluded. The HOA signed the agreement and is waiting for the final documentation. The PWC Service Authority has agreed to implement property improvements by July 2017. The new Refuse and Recycle services contract with Patriot was executed June 24, and the trash service began Sept 2 followed by recycling on Sept 6. Our attorneys should complete the Settlement Agreement with the home based business by Nov 1. The Policy Resolution for the Association is still being drafted and requires a vote of the board to implement new homeowner provisions for trash and exterior property maintenance. The board has supported two community events. The Yard Sale was success and cost \$148. The Potluck Party was successful with participation by over 50 residents including a dozen children and cost only \$131.
 - b. Treasurer's office is vacant. The President reported what was on the Balance Sheet and explained the Income Statement. There was a discussion about the need to add the Secretary and/or Vice President to the bank accounts with signature authority.
 - c. Vice President – Reported the removal of a cardboard sign advertising a power washing business. He called the telephone number and asked the person not to put any more signs in Dawson Landing.
 - d. Secretary – Absent, no report given.
 - e. The Vice President made a motion to vote the removed Treasurer back on the board. The President called a closed session for the Board of Directors to discuss personnel matters at 7:40 – 8:25 PM. The open position and duties of the Treasurer were discussed. President stressed the need to find someone who can fulfil the responsibilities as defined by the Declaration. On Aug 9, Treasurer was

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removed by the board due to lack of attendance and inability to perform prescribed duties. On Aug 10, Treasurer submitted formal resignation from the board. The motion to vote the removed Treasurer back on the board was tabled pending further review of the Declaration and legal guidance. Discussed the Secretary's disposition and the lack of a formal resignation. Resolved that the Secretary's position remains filled by Dave Bradley. At 8:25 PM, the meeting returned to an open session and the homeowners reentered and joined the board meeting.

5. Chairman of the Architectural Review Board started reporting at 8:26 PM. The current guidelines will be reformatted and include a Table of Contents. The inspection hearing date to be scheduled for Oct 17-28 or early Nov dependent upon the availability of a meeting room in the Ferlazzo Bldg. Pointed out the need to remove the damaged portion of fence on Rippon across from Reclamation Facility. Vern volunteered to start a reconditioning project for the community entrance signs.
6. Old Business
 - a. Community Potluck Party - Lyttleton and Nadine Shurland are willing to organize another Potluck event next year. Residents want to consider having it in another community cul-de-sac and include grills for barbequing. Darryl King offered to help out with next year's event.
 - b. Refuse & Recycling - R&R Team Victory Party to be rescheduled for the Task Force and Board members. Patriot limiting speed of trucks in the neighborhood to 15 mph. Trash pickups have been on schedule between 6 AM and 6 PM. The board has received positive comments from many homeowners.
 - c. Home Based Businesses - See item 4a above.
 - d. Deed of Easement - See item 4a above.
 - e. Common Area – Dead trees and bushes to be identified by Amy and clearly marked by Bud. The board requested additional bids to be obtained before approval could be given to remove the trees.
 - f. Fallen Tree on Old Marsh Road – The board requested bids from three (3) Tree Removal Companies be obtained before work is started.
6. Directors reminded to submit new business requests prior to next meeting for placement on the agenda. No new business presented.
7. Motion to adjourn with acceptance at 9:15 PM.