



Dawson Landing Homeowners Association, Inc.
A Virginia Corporation
Post Office Box 4401, Woodbridge, VA 22194

Minutes of the meeting

October 10, 2017

Board Members Present

Lamarr Johnson (President)
Bud Parlette (Architectural Review Board Chair)
Maureen Parlette (Member)
Amy Chaffman
Darryl King (Secretary)
Vern McHargue (Vice President)

Architectural Review Board (ARB) Members Present

Lamarr Johnson
Eric Graves

1. Call to Order and Welcome

The President called the meeting to order at 7:05PM.

2. Homeowners Forum

- a) President will follow up with Prince William Police concerning car break ends. He mentioned we need more community awareness.
- b) Dawson Landing community picnic went well and pictures will be shared.

3. Officer Reports

- a. President – Financial audit, we have a surplus of 84K of excessive operating funds. Annual operating funds should be 10 to 20 percent of surplus. HOA should put money into CDs to bear some interest. Discussed ways money should be put back into community for property improvement. New signs are needed, painting in neighborhood.
- b. Vice President – Dawson Landing signage needs painting and VP looking into. Recommend seeing if kids in neighborhood to do painting of signs. VP will follow up with local marina to see who does there sign.
- c. Secretary – September and October minutes need to be sent. Vacant board positions proxy are being prepared for bi-annual meeting for elections in November. Maureen stated proxy has been approved by attorney only names have to be changed. President will send out letter informing homeowners of vacant positions and voting will be taking place.

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- d. Treasurer– Vacation

4. Architectural Review Board Report

- a) AERB Chair – Pavers, door replacement, roof, and brick walk were some of the items needed approval from AERB. Trash can in front view was a violation identified. Board member spoke with homeowner concerning trash can and let them know there is clear compliance on trash cans storage that MJF is following.

5. Landscape Coordinator Report

- a. Landscaping contract. Landscape coordinator is soliciting bids to landscape companies. We have four companies that we sending statement of work out too by Nov 1st and proposals are due back December 1. Landscaping Coordinator will bring to December's HOA meeting.
- b. Attorney put together standard contract for landscape solicitation.
- c. Issue with landscaping company earlier in year due to three months without payment. Landscaping service was stopped until a meeting was held in June with the attorney present. Once resolved service was started again vendor had to catch up on landscaping service in common areas.
- d. Attorney worked it out and identified trash pickup and landscaping contracts that protect both parties for use.
- e. Water trucks bought in once per week to water flower, plants at Dawson Landing signage. Language is included in the landscape proposal for droughts and cost of water trucks per visit.
- f. Middle revenue companies are being sought for the interest of our community. The larger companies who do not like doing business with HOA. We will review contracts prior to award to make sure we are getting a dependable company and value for the dollars spent.

6. Old Business

- a. Reserve Study – Vice president informed board that we received the reserve study we provided questions and awaiting responses. The statements from Aug 7ththe board does need to answer some of their points. AERB chair recommends us going to attorney, do we need to transfer wall to homeowner to insure. If we take the wall out assessments will be reduced. Once received send results of reserve study to

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board members. Eagles point HOA is responsible for their wall. The question was posed, the wall is not a common area, should HOA be responsible? Premium is 1800 dollars per year on wall.

- b. The assessment on the wall was done within the last couple of years and it was sound. Dawson Landing HOA has invested 10 – 15 K for insurance on the wall to date.
- c. Landscape coordinator will reachout to county to come out for free assessment of the wall to identify ownership, then board can take to attorney if necessary.

7. New Business

Guest speakers for bi annual meeting next month suggestions are needed. Some recommendations were Prince William County Police, Stone Bridge Rep to discuss renovation, and Rippon Lodge representative. Alternative representative was Sentara Hospital rep to discuss expanded services.

8. Adjourn

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 8:40pm, Next meeting will be bi-annual scheduled for Nov 14, 2017.