

## **Minutes of the meeting**

**January 9, 2018**

### **Board Members Present**

---

Lamarr Johnson (President)  
Bud Parlette (Architectural Review Board Chair)  
Maureen Parlette (Member)  
Amy Chaffman  
Darryl King (Secretary)  
Germaine Roseboro (Treasurer)

### **Architectural Review Board (ARB) Members Present**

---

Lamarr Johnson  
Michael Newman

### **Homeowners Present**

---

Yvonne Moxness

#### **1. Call to Order and Welcome**

- a) The President called the meeting to order at 7:00 PM.
- b) No meeting minutes were approved during this session. Board reviewed June, July, Sept and Nov minutes. Board would like October minutes resent.

#### **2. Homeowners Forum**

- a) Homeowner reach out to county about 15318 to identified overcrowding. The county has notified homeowner of the issues that need to be resolved. County revisited and notified all parties' actions were resolved. However homeowner notice violations remain. .
- b) Homeowner has issue with community trash pickup policy. Does not want to contract with a board designated trash pickup company. Homeowner feels the responsibility to remove trash should be the residents not the boards.

#### **3. Officer Reports**

- a. President – First order of business is election of officers. Amy to collect ballots and tabulate results. Board results are identical to 2017 positions.
  - a. President – Lamarr
  - b. Vice President – Vern
  - c. Treasurer – Germaine
  - d. Secretary - Darryl

- b. Homeowner suggested using social media “Next door message board” to provide better notice about the HOA meetings.
- c. Board member mentioned vehicles riding around neighborhood with lights off selling drugs.
- d. Legal matters – questions on the following issues: 1. Air B and B, repeat offenders. Homeowners must comply with standards; how often can we fine? Answer - the attorney will let us know. It is against by-laws to rent a home for less than 6 months. Board recommends writing a letter to homeowner describing the by-laws compliance regulation above. Have attorney give us step by step of how to take care of this based on HOA website. Maybe inform community via news letter stating by-laws on renting out homes. 2. White fence repair is not completed.
- e. Training – Attorney will provide annual training for the Board this year and we can ask questions that accumulated during the year. Will reach out to attorney to see when he can provide training.
- f. Vice President – not in attendance.
- g. Secretary – See meeting minutes under call to order. Conference rooms set for Jan March, and working on Feb location.
- h. Treasurer – Dec financials are in good shape.

#### **4. Architectural Review Board Report**

- a) ARB Request for Change
  - a. Approvals (0)
  - b. Pending (0)
  - c. Violations (?)
- b) Michael Newman expressed interest in joining the ARB. Voted was taken outside the regularly scheduled BOD meeting. Michael was unanimously voted on the ARB.
- c) First meeting of the ARB targeted for next week, Thursday 1/18 has been suggested. Officers for ARB will be voted at that time.

#### **5. Landscape Coordinator Report**

- a. Five companies responded to Dawson Landing landscaping requirements and offered the opportunity to submit bids. , The board made comments on the request for proposals and the landscape chairman send out bids. Bids send out Nov 1<sup>st</sup>, comments were integrated in package. ARB coordinator questioned the final document prior to sending out for bids. Met with company named “Professional Grounds” and walked the neighborhood. They were very knowledgeable of landscaping and water retention management. The company “Commonwealth” is not doing a good job in this area.
- b. President looked at reviews online and high reviews for Professional Grounds. People that do not reply are not interested, landscape coordinator recommends we not renew with Commonwealth and go with Professional Ground. Board recommends go with Professional Ground and review ARB Chairman Spreadsheet for next year’s bid. HOA needs to present to attorney a way out of contract if not performing up to our standards. Attorney office will do contract write-up to benefit the HOA. Choose company, HOA will not sign their contract the attorney will send them a contract to sign on behalf of HOA. Motion made by the six present board members to choose Professional Grounds as the Landscape Company and have attorney review their contract, then attorney send contract on behalf of Dawson Landing HOA to Professional Grounds.

## **6. Old Business**

- a. Reserve Study – No updates to reserve study, HOA needs to close it. Question on the reserve study wall, need to discuss the insurance on the retaining wall. What is the liability on the wall? There is not an answer yet.

## **7. New Business**

- c. Homeowner late fee reversal was denied. Homeowner sent letter on Dec 22, 2017. All six board members present were in favor to deny reversal.

## **8. Adjourn**

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 8:40 pm, Next meeting will be scheduled for Feb 12, 2018.