



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

Minutes of the meeting

July 10, 2018

Board Members Present

Lamarr Johnson (President)
Vern McHargue (Vice President)
Bud Parlette (ARB Chair)
Maureen Parlette
Darryl King (Secretary)
Germaine Roseboro (Treasurer)

Architectural Review Board (ARB) Members Present

Bud Parlette
Lamarr Johnson

Homeowners Present

None

1. Call to Order and Welcome

- a) The President called the meeting to order at 7:00 PM.
- b) Meeting minutes for March 2018 and April 2018 discussed, board made motion to approve and seconded for posting to website after minor revisions. Treasurer's revisions were received and updated (forwarded via email). Forward to MJF for posting once revisions are made.
- c) HOA meetings for May 2018 and June 2018 a quorum was not met for HOA Board Meeting.
- d) Board would like meeting minutes sent out 10 to 15 days after meeting. We can post faster if board members approve via email. If one person has issue then bring to next board meeting.
- e) Board discussed, if board member(s) are absent from three meetings in a row seat can be declared vacant. Board members raised issue of attendance and not performing duties.
- f) Professional Landscaping the contractor for common areas is cutting a portion of homeowner's grass. The issue needs to be address by Board.

2. Homeowners Forum

- a. The Terry Hill community at Hampton Landing marina, hunters are installing duck blinds on some of the homeowners lots. Hunters are leasing from homeowners there for seven days a week, twenty-four hours a day. Guide will bring them into communities as the base for hunting. Hunter must be lease by homeowner in Dawson Landing to get license. There was an application applied for June 30th, many homeowners opposed but once approved hunters will always be renewed. Give President details once more information is given. Leasing with homeowner only during season will be an issue.

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3. Officer Reports

- a. President – Email received from homeowner concerning MJF hanging up the phone during conversation. Assumption was homeowner was trying to resolve a violation, the president will reach out to homeowner for clarification and discuss with MJF. ARB chair would like to review the homeowners' email received by president.
- b. Vice President- Nothing to discuss during this board meeting.
- c. Secretary – Discuss process of putting out meeting minutes. Ten days for putting them out and ten days for review by board members.
- d. Treasurer – Received draft audit report, in summary account receivable balance is 27 percent of annual assessments which is too high. Excess operating funds which approximately 82K which is cash on hand and too much excess placed in operation funding. Reserve Study report consist of useful life for retaining wall, fence entrance (signs). There should be a 217K ending balance for reserve study and there is 117K in reserve study. Treasure recommending, we move the 82K in the reserve study to balance out shortage. 21m

4. Architectural Review Board Report

- a) There were two homeowner's approvals, one deck and one roof. A homeowner on Rippon would like a 6ft fences around their yard due to sex offenders in neighborhood. A 6ft fence around entire yard would take a vote to revise homeowner's guidelines. Board can recommend verbiage to change height of fences in the neighborhood. This is just to inform board members this may come up in future meetings. Introduce any changes we are considering at the next bi-annual meeting.
- b) Changes were presented for the ARB Criteria and Standards section 12.24 paragraph 3 regarding trees and mailboxes and 12.26 regarding mailboxes. Both were approved with minor changes.
- c) MJF performed homeowner's inspection June 13th.

5. Landscape Coordinator Report

- a. There is issue in the Dawson landing neighborhood with trees that are falling which need to be address. The board is requesting three quotes.
- b. There is an issue with a homeowner's yard being moved by the contractor Professional Grounds when they are required to do common area. Landscape coordinator need to discuss with contractor.
- c. Motion was made to pay cost of tree removal based on quote of contractor. Board agreed that 3 quotes are needed. President will contact Landscaping coordinator to get three quotes.

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6. Old Business

- a. Attorney been on vacation and four issues on record, 1. Retaining wall, 2. treatment station (who has ownership), 3. Baptist church improvement to road, and 4. Air B and B address in neighborhood. Also need to add Duck Blind to attorney. Maureen will send copy of application to President for submission to Attorney.
- b. Community Cookout tentatively set for September 29th. Secretary will be point person for cookout.
- c. Dawson Landing has funding in budget for social events. Last year the board rented table, chairs, and tents. Reach out to homeowners for tents, tables and chairs initially prior to rented them from vendor.

7. New Business

- a. VP obtained a quote to get Signage refreshed. ARB chair requested 2 additional quotes.
- b. President informed board members to stay on top of emails so we can address things more timely

8. Adjourn

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 9:05 pm, Next meeting will be scheduled for September 11, 2018.