



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

Minutes of the meeting

Sept 11, 2018

Board Members Present

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

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 7:09 PM.
- b) Meeting minutes for September discussed, board asked to resend for review.
- c) Cookout will be October 13, 2018 from noon to 3 pm.

2. Homeowners Forum

- a. No homeowners attended this month.

3. Officer Reports

- a. President – Nothing to report
- b. Vice President- Nothing to report
- c. Secretary – Action item for Secretary by Board members to printed copy of minutes prior to each board meeting.
- d. Treasurer – July financials were passed out. CD one matured on the July 20th and Aug 13th. Another certificate will mature next year. Budget on 2nd page of report, year to date is anticipated spending. Final Audit was finalized and provided to board members.

4. Architectural Review Board Report

- a) Lost one of the ARB board members. Looking to recruit new members.
- b) Website has not been developed yet, looking for someone to help with the development.
- c) No new requests, however 3 queries with one being a shed and ARB provide guidance and links for submission of paperwork. Roof request query, homeowner's

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roof is similar to what was there before however alternating colors (black\gray).
Finally, homeowner would like pool filled in-

- d) During last meeting we discussed 6ft fence, we did not consider a flat board picket fence. Board members are discussing for possible re-write of guidelines for fence heights.

5. Landscape Coordinator Report

Nothing to report

6. Old Business

- a. President made decision to remove tree's due to landscape coordinator resigned and homeowner was selling home in which fallen tree was on property and another was about to fall on Dawson Landing sign. Based on the following reasons President approved to have the trees removed which cost approximately \$2000.00.
- b. Board members have a budget to operate within annually and majority of board members felt the removal of the trees were within budget and reasonably priced. Ground care budget is \$22K, landscaping is \$2200.00 which trees came from this budget. Board has a record of trees removed and were distributed via email.
- c. President will send Attorney any questions the board members may have in one email. Forward all questions to President: 1) authority of the President to spend funds without board approval; 2) the responsibility of the HOA to insure the retaining wall on homeowner property and to provide any legal references.
- d. Attorney has not responded to duck blinds and AirBNB as of yet. Board may need to reach out to county for the duck blind guidance.
- e. Board recommends incorporating things you can and cannot do in the community according to declaration. Recommended ARB Chair input for newsletter.
- f. Retaining wall response from Attorney not adequate, need board member to rephrase question for understanding for better response. ARB chairman will rephrase and submit to President.
- g. Proxy for new board members, need to send out call for new candidates 60 days before. Will be part of the newsletter, call for candidates should go into same envelope as newsletter for cost savings. Guidance says call for candidates within 15 days not more than 60 days of notification to homeowners.
- h. Need dates for HOA meetings for next three months.

7. New Business

- a. Bi annual meeting need ideas on guest speakers.
- b. Email link to board members for home owners violations to notification to county.

8. Adjourn

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 9:00 pm, Next meeting will be scheduled for October 9, 2018.