

Date of Meeting: May 12, 2020

Location: Held Virtually via ZOOM

1. Call to Order. Dir. Parlette, the President called the meeting to order at 7:15PM via online ZOOM Conference call
2. Quorum: A quorum was present with the following directors in attendance: Dir. Bud Parlette, Dir. Paul McCann, Dir. Sarita Patterson, Dir. Minh Phan, and Dir. Darryl King. Three homeowners were present.
3. Approval of the Minutes. Dir Phan made some spelling and grammatical errors. Vote on the meeting notes were tabled to make the relevant changes and to properly combine the special meeting on March 3 and March 10th BOD meeting minutes.
4. Open Forum. A homeowner expressed his dissatisfaction with the outcome of his appeal for change.
5. Old Business.
 - a. Financial.
 - i. No concerns and financial report doing fine
 - ii. Waiting for signature authority before transferring 30K to CD
 - b. ARB.
 - i. Since the last March board meeting, ARB has processed 3 changes requests: 1 stone walkway upgrade, 1 extension of driveway and 1 sunroom addition. ARB received a re-submission request for vinyl fencing, ARB has denied said request in the past and the homeowner was asked to file an appeal with the BOD.
 - ii. ARB received a re-submission request for the placement of a permanent basketball goal which had already been appealed.
 - iii. Violation Scheduling- We are waiting to hear from MJF. Dir. Minh will contact MJF to nail down a date before the bi-annual meeting.
 - iv. Dir. Minh suggested the BOD give another 30-day extension on violation letters. It was suggested that the BOD give the homeowners 60 days instead of 30 days to fix any violations due to the current COVID-19 pandemic. Motion was made to give the extension on first offense but not applicable to repeated offenders and it will expire September 30, 2020, and was seconded. The motion was approved by a 3 to 2 vote, with directors Parlette and McCann voting against it.
 - c. Grounds.
 - i. Reviewing 2020 landscaping contract. Dir King will set up a meeting time and send out the meeting invite on Zoom for those board members available to develop a request for bids package for BOD review and approval.
 - ii. Dawson HOA does not maintain the grass along Rippon Blvd. Dir King to work with PWC to perform maintenance.
 - iii. Around 40 damaged trees along Rippon Blvd and some around the Dawson Landing neighborhood front entrance signs Dawson Landing just past the stop signs. Dir King will consult with an arborist for dead trees around the entrances. It was noted by another representative that Rippon Blvd is controlled by the county and we need to notify the county of the dead trees.

- d. Home business. Dir Parlette confirmed that home Daycare is still a residential business with 2 employees, versus a commercial business. Commercial businesses are specifically called out as not authorized by our Declarations.

A motion was made to change C&S section 12.23 In-Home Business:

From: *No part of **Dawson Landing** shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes, **except the Developer and Participating Builder may use the Property for model home sites and display and sales office during the construction and sales period.***

To: No part of **the Property** shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes (**Declaration, Article VI, Section 2**).

The motion seconded and carried unanimously.

- e. Events.
 - i. One idea is virtual happy hour
 - ii. Another idea is to do a scavenger hunt
 - iii. Another idea is a best yard competition
 - iv. A homeowner is doing the Welcome wagon. It has been put on hold since COVID-19 but still would like to go through with it.
 - f. Communications.
 - i. Facebook up and running. Get access to the second Facebook account and merge the two accounts.
 - ii. Homeowner suggested picture of new people who have moved to the community and also post pictures on Facebook of people's pets so if a Pet is lost it will be easier to notify the owners.
 - g. Contract Review. Working on grounds review
6. New Business.
- a. Bi-annual.
 - i. Motion was made and seconded to have a virtual Bi-annual meeting in the month of June during the regular meeting which carried unanimously.
 - ii. Dir. Parlette will look into speakers for the bi-annual meeting. One idea is to get the new district supervisor and also someone from the hospital to talk about best practices for COVID.
 - b. Neighbors reported strange individuals walking around the neighborhood taking pictures
 - c. HOA communications brief.
 - i. Waiting on response to a homeowner fine
 - ii. Question number parked cars in the neighborhood
 - iii. Concerns about basement being rented out. Homeowners need to contact the county

- d. The BOD discussed homeowner interactions since the last BOD meeting
- e. Proposed changes to ARB Criteria and Standards.
 - i. A motion was made to change C&S section 12.4 Animals:

From: “ No animals, birds, fowl, property, or livestock, other than a reasonable number of generally recognized household pets shall be maintained on any property within Dawson Landing and then only if they are kept, bred, or raised thereon solely as domestic pets and not for commercial or profitable purposes. **No structure for the care, housing, or confinement of any animal shall be maintained so as to be visible from neighboring properties. Upon the written request of any owner, the Architectural Review Board shall determine whether, for the purposes of this paragraph, a particular animal is a generally recognized household pet, or a nuisance, or whether the number of animals on any such property is reasonable. Any such decision rendered by the Architectural Review Board shall be enforceable to the same extent as other restrictions contained herein. It is the responsibility of each resident having household pets to ensure these pets are absolutely controlled on the property of the resident and that they are not creating either a health or noise nuisance for their neighbors.**

To: No animals, birds, fowl, property, or livestock, other than a reasonable number of generally recognized household pets shall be maintained on any property within Dawson Landing and then only if they are kept, bred, or raised thereon solely as domestic pets and not for commercial or profitable purposes *(Declaration, Article VI, Section 2).*”

The motion was seconded and carried unanimously.

- ii. A motion was made to C&S section 12.11: Dog Houses and Runs

From: **See Animals, above.**

To: No structure for the care, housing, or confinement of any animal shall be maintained so as to be visible from neighboring properties *(Declaration, Article VI, Section 2).*”

The motion was seconded and carried unanimously.

- 7. Meeting Adjourned. A motion was made to adjourn. It was seconded, an unanimously approved to adjourn the meeting. The meeting adjourned at 9:18 PM

S.Patterson
Secretary
Dawson Landing Homeowners Association