



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

Minutes of the meeting of March 22, 2017 (Originally March 14, rescheduled due to snow)

Board Members Present

Vern McHargue (Vice President)	Bud Parlette (Architectural Review Board Chair)
Germaine Roseboro (Treasurer)	Maureen Parlette (Member)
Kate Loving (Secretary)	Amy Chaffman (Landscape Coordinator)

Homeowners Present

1 homeowner present in addition to the 6 Board members

1. Call to Order and Welcome

The Vice President, standing in for the President, called the meeting to order shortly before 7:10 PM.

- a. January 2017 meeting minutes were presented to the Board for approval. A grammatical change was requested and agreed to by the Board. A motion was made, seconded and the Board of Directors (BoD) unanimously voted (6 in favor and 0 against) to approve the January 2017 meeting minutes.

2. Homeowners Forum

Homeowner Yvonne Moxness (15470 Marsh Overlook Drive) spoke about and submitted written concerns and objections to the HOA's contracted trash service. Ms. Moxness requested a formal response from the Board. The Board took her concerns under consideration for a follow-up response.

3. Officer Reports

- a. Due to a prior commitment, the President was unable to attend. Ms. Parlette reported on two items for Mr. Johnson:
 - A homeowner complaint regarding the HOA's contracted landscapers (Ms. Chaffman has addressed this concern with the landscapers)
 - Repair of a fence on Rippon Blvd
- b. The Secretary presented a final version of February 2016 meeting minutes for review. The minutes were tabled until the April BoD meeting to give the Board more time to review them.
- c. The Treasurer reviewed the current budget with the Board. Ms. Roseboro also reported that the Board's requested audit will commence in the summer of 2017.

4. Architectural Review Board Chair Report

The ARB Chair reported:

- a. One request for change to a roof which was approved

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- b. Currently 14 homeowner violations being handled
- c. MJF was planning to visit the neighborhood on March 22nd for trash violations
- d. Elections for the ARB were held in February and Mr. Parlette would remain as Chair. There are 2 positions open
- e. Previous ARB Chair turned in gift cards from a previously held awards program for most improved home. The Board discussed reinstating the program.
- f. Possible violation reversal for one homeowner which Mr. Parlette is researching

5. Landscaping

The Landscape Coordinator reported on a down tree in a common area (on Marsh Overlook, left of the retention pond). The tree is still alive and Ms. Chaffman presented to the Board the option to try to save it instead of cutting it down. It was agreed that Ms. Chaffman would obtain quotes for saving the tree vs cutting the tree down.

Ms. Chaffman also presented the idea of planting pansies in front of the Dawson Landing sign on Rippon Blvd.

6. Old Business

The Vice President reported on the following topics:

- a. Recurring Homeowner Violations:
Discussed during Treasurer's budget report.
- b. Board Training by Legal Counsel:
Ms. Parlette presented a Board training opportunity offered by Chadwick Washington to the Board for consideration. The BoD expressed interest depending on cost and time. Ms. Parlette will obtain a syllabus, confirm prices, and scheduling options (preferably during a regularly scheduled BoD meeting) from Chadwick Washington.
- c. Reserve Study:
Mr. McHargue presented multiple reserve study bids. The Board discussed and a motion was made, seconded and the Board of Directors (BoD) unanimously voted (6 in favor and 0 against) to pursue a reserve study held by Miller Dodson.
- d. Neighborhood Watch:
Ms. Parlette reported her findings in regards to setting up a neighborhood watch in Dawson Landing. She will recruit members and find a coordinator for the watch but the HOA will not run the watch.
- e. Community Improvement - Signage:
A motion was made, seconded and the Board of Directors (BoD) unanimously voted (6 in favor and 0 against) to fix the solar lights that are out on the Dawson Landing sign on Rippon Blvd.
- f. Newsletter:
Ms. Parlette volunteered to help create the next newsletter and look for volunteers.

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g. Website Update:

Ms. Chaffman presented a Dawson Landing website mock-up for Board discussion. Ms. Chaffman will obtain prices from the website provider to compare with the HOA's current website costs.

6. New Business

- a. Homeowner Survey: Tabled due to time constraints. To be discussed during next BoD meeting.
- b. Summer Party: Tabled due to time constraints. To be discussed during next BoD meeting.

7. Adjourn

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 9:00pm.