

Dawson Landing Board of Directors (BoD) Meeting Minutes

Tuesday, April 9, 2024, via ZOOM at 7:00 PM

Call to Order. The meeting was called to order at 7:00 PM.

1. **Determination of Quorum.** The following BoD members were present: Dir. Collins; Dir Parlette; Dir. Phan; Dir J. McNeil, Dir McCann

The following BoD members were absent: Dir. I. Roopan; Dir. M. McNeil.

2. **Approval of Minutes.** A motion was made and seconded to approve the March 12, 2024 Meeting Minutes. The motion was passed unanimously.

3. **Reports from Officers, Boards, and Standing Committees:**

- a. **Vice President.**

- i. Coordinating a tour of the Mooney plant.

- b. **Treasurer.**

- i. CD investments were completed with the Bank of America as discussed in prior meetings.
- ii. The CDs should return an annual yield of 10K.

- c. **Architectural Review Board (ARB).**

- i. Retaining wall discussion. Deed says HOA is responsible for maintaining but homeowners are responsible for keeping 25' easement clear. A motion was made, seconded, and unanimously approved to send a letter to affected homeowners.
- ii. Motion made, seconded, and unanimously approved to update the C&S retaining retaining wall maintenance.
- iii. No outstanding issues reported.

4. **Old or Unfinished Business.**

- i. Reserve Study review by the BoD with Reserve Advisor was scheduled via Zoom for Thursday, March 14, 2024, from 2:30 PM to 4:30 PM to review the Dawson Landing Homeowners Associated Full Reserve Study dated December 14, 2023. Overall the BOD was dissatisfied. "The Reserve Advisor Difference" was not met. Would not refer to another HOA. Study provided to MJF for inclusion in the Resale Package.
- ii. The BoD will consider using Google Meet if it meets the BoD requirements. Dir. Phan will present options to the BoD at the May/June meeting.

5. **New Business.**

- i. May Bi-Annual meeting was discussed. So far, the ARB and the Treasurer will give a report at these meetings.
- ii. The BoD Vice-President will pursue inviting a speaker also.
- iii. The Bi-Annual notice must go out to the community at least 14 days prior to the Bi-Annual Meeting.
- iv. Prospective topics for the Bi-Annual meeting include the new bus service through the community, the Moody Plant, guidance regarding retaining walls, share the Christmas Lights display winner, the upcoming yard sale in the fall, snake removal, etc.
- v. The BoD VP suggested we notify donation centers of our Fall Yard Sale so that they are available to pick up whatever is left over from the yard sale throughout the community.
- vi. Home on Marsh Overlook Drive, may be renting out their basement. Further review is needed. It was noted that residents must park 30 feet away from a stop sign.
- vii. Zoom license was renewed and the Wix license was renewed.

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The Board will send a letter to homeowners in violation of community pet leash guidelines and rules.

6. Planning Ahead (BoD Calendar Review).

- April 22 2024 Webinar. Association Special Funding Options; Navigating the Corporate Transparency Act. See www.chadwickwashington.com, 7:00 p.m. – 8:00 p.m.

7. Open Forum. There were no homeowners present.

8. Meeting Adjournment. The meeting adjourned promptly at 9:00 PM. The next meeting of the Board will be Tuesday, May 14, 2024. **Until then, stay safe.**

Respectfully submitted,

Marilyn Collins, Secretary

Happy April!!

