

Dawson Landing Homeowners Association
Tuesday, December 10, 2024, at 7:00 PM
Remember to visit our events page: www.dawsonlanding.com

- 1. Call To Order.** The President called the meeting to order promptly at 7:00 P.M.
- 2. Determination of Quorum.** A quorum was not present with the following directors in attendance: Dir. Parlette; Dir. Collins, and Dir. Bill Reha. The following directors were absent: Dir. J. McNeil, Dir. M. McNeil, and Dir. McCann. Dir. Phan has resigned.
- 3. Approval of the Minutes.** The November Bi-annual Meeting minutes were distributed for review and comment. Board members will vote on approval of these minutes at the January Board Meeting.
- 4. Reports of Officers, Boards and Standing Committees:** No reports were made from the respective Directors, however, President Parlette gave a high-level overview of each area.
 - a. Grounds.**
 - a. Dir. Parlette has the new grounds proposal for review and feedback.
 - b. The new grounds proposal was sent to all Directors for review and feedback.
 - b. Treasurer.**
 - a. Dir. Parlette shared that Dir. McCann is requesting the Board to vote on the Annual Deferred Assessment Resolution. No vote could be taken since a quorum was not present. The board will have to vote on this item offline since we do not know when Dir. McCann needs to provide a response regarding the Annual Deferred Assessment Resolution.
 - c. Secretary.**
 - a. Still working on the open action item on traffic calming within the community.
 - d. ARB.**
 - a. Dir. Phan officially resigned his position on the ARB.
 - b. Dir. Parlette will reach out to those in the community who have served or expressed an interest in serving on the ARB to determine if they would like to serve.
- 5. Old or Unfinished Business.**
 - a. Bi-Annual Meeting.**
 - a. For a “no effort” meeting, we were short by 15 proxies. For future elections all board members are encouraged to collect proxies for upcoming elections.
 - b. A conversation ensued regarding how to encourage more homeowner attendance in the bi-annual meetings.
 - c. There is an injunction against the Corporate Transparency Act, (CTA).

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- d. Dir. Parlette will research controls in place to protect DL Board members who submit their PII (personally identifiable information) to support the CTA reporting requirements.
- e. There was a brief sharing of open violations that are before the Board.
- f. The DL HOA VP, will draft DL HOA rules for Christmas light displays for consideration as the “Best Light Display in Dawson Landing.”

6. New Business.

- a. Dir. Parlette shared with Dir. Reha the vacancies that are available on the DL HOA and requested that he consider his area of interest on the board for officer elections next month.
- b. There was consensus among the attendees to draft an approval letter regarding a neighbor’s request to store a boat on his/her driveway from date December 16th to February 16th.
- c. A potential buyer requested information regarding the possibility of having a detached garage.
- d. The HOA received three proxies via email, re: declaration article 6,
- e. Received a request to survey watershed property, which was verified with PWC.
- f. Dir. Parlette emphasized the importance of reviewing documents, including minutes, etc. prior to meetings to maintain a steady pace to complete the business of the HOA.
- g. We will discuss the frequency of the DL HOA meetings at the January Board meeting.

7. Planning Ahead (BOD Calendar Review)

- a. New webinars coming up for future consideration by the Board.

8. Open Forum. There were no homeowners present for the open forum.

9. Meeting Adjournment. The meeting adjourned at 8:29 PM.

10. Next Executive Board Meeting. Tuesday, January 14, 2025 at 7:00 P.M.



Respectfully submitted,
Marilyn Collins, Secretary