

Dawson Landing Homeowners Association
Board of Directors Meeting Minutes

Date of Meeting: February 9, 2021

Location: Held Virtually via ZOOM

1. Call to Order. The president called the meeting to order at 7:01 pm.
2. Quorum: A quorum was present. The following directors attended: Dir Parlette, Dir Phan, Dir Melendez, Dir Rogers, and Dir Nussio. The following director(s) were absent: Dir McCann. No homeowners were also present.
3. Approval of the Minutes.
 - a. A motion was made to approve the January BOD minutes, was seconded, and was approved with four votes and one abstention
4. Open Forum. The floor was opened for homeowner participation. The following Homeowners came forward:
 - a. No homeowners participated in Open Forum
5. Old Business.
 - a. Financial.
 - i. Treasurer and President can sign for CDs
 - ii. Board needs to decide if it is time to do a reserve study
 - b. ARB.
 - i. The following change requests were approved/denied:
 - a. Shed approved on Marsh Overlook
 - b. Window replacement approved on Widgeon Way
 - ii. Renee Salazar voted unanimously to the ARB.
 - iii. Violation Hearing Updates – down to six violations. One homeowner attended the hearing and then resolved their violation. There are five outstanding violations.
 - iv. Discussions around the Widgeon Way fence violation and the discussion from the violation hearing.
 - c. Grounds.
 - i. Watershed maintenance – Prince William County defines the bank as the distance from the water to the fence. Need letter from PWC and the invoice from landscape company to close out the matter.
 - ii. Discussion around the dead trees surrounding Dawson Landing Sign: Dir Nussio to research and provide a recommendation and an estimate on replacing the landscaping. Will present options and cost to the board. Options will be discussed with the homeowner prior to changes.

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- iii. Discussion on additional dead trees: Dir Nussio supporting the BOD recommendation of addressing with annual inspection. President will include in homeowner notices and notify MJF.
- iv. Discussion on landscaping maintenance contract – Dir Nussio issuing a request for proposal to landscaping companies.
- d. Legal Counsel
 - i. Training arranged for March 9th during the regular BOD meeting. Board to send questions to Dir Parlette.
 - ii. Virginia statute books have been distributed.
 - iii. The president will seek counsel with the attorney regarding a process for collection of liens approaching expiration prior to the sale of a home.
 - iv. Discussion around expiring liens and how to keep them from expiring. BOD to follow up with legal counsel.
 - e. Events – Motion made to commit \$200 to outdoor movie night. The motion was seconded and carried with a vote 4 to 1, Dir Parlette against. Dir Rogers to plan and execute on April 17th.
- f. Communications.
 - i. Dawson Landing Facebook site- two facebook pages, one with ~50 followers and another with ~8. Call for content from BOD. Several suggestions provided by the BOD. New Website, movie event, participation in committees, photos for website gallery, ideas for additional events.
 - ii. Dawson Landing Website. Dir Rogers presented new version of the website to the BOD. Motion made by Dir Melendez and Dir Nussio to commit to the three year plan. The motion carried unanimously. Dir Rogers to send out assignments for completing content.
- g. Committees
 - i. Traffic Calming Committee - No updates. Still looking for homeowners to participate.
 - ii. Dog Waste Stations - Dir Phan to follow up with Del form the ARB.
- 6. New Business
 - a. Empty Board Position
 - i. Dir Parlette followed up with a potential Board Member. Not interested until joining until later.
 - b. Administrative:

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- i. Discussion around advertisements on our website. BOD is not pursuing advertisements at this time.
 - ii. Dumpster Day
 - iii. Multifamily basement rental on Bald Eagle – BOD to discuss with counsel in March
 - iv. DPOR – Dir Melendez is researching
 - v. No new Liens
7. Meeting Adjourned. There being no further business to come before the board, a motion was made, seconded, and was unanimous to adjourn the meeting shortly after 9:23 pm.