

Dawson Landing Homeowners Association

Board of Directors Meeting Minutes

Date of Meeting: March 8, 2022

Location: Held Virtually via ZOOM

1. Call to Order. The president called the meeting to order at 7:00 pm.
2. Quorum. A quorum was present. The following directors attended: Dir Parlette, Dir Collins, Dir Rogers, Dir Phan, and Dir McNeil. Dir McCann and Dir Melendez were absent. One homeowner(s) was present.
3. Approval of the Minutes. A motion was made to approve the Feb 8<sup>th</sup> Regular BOD minutes was seconded and was approved unanimously.
4. Open Forum. The floor was opened for homeowner participation. No homeowners came forward.
5. Executive Session. Dir Parlette made a motion to go into executive session to execute annual Board Member Training and consult with legal counsel, seconded by Dir Rogers and passed unanimously. At completion of the session, a motion was made, seconded and unanimously approved to return to regular session. Dir Rogers did not return to the regular session.
6. ARB. <spoke with Minh, he will provide>
  - a. Changes: ARB approved one request for a shed on Whistling Swan Way. ARB is currently looking into solar panels and its placement options.
  - b. Violations: MJF started 1 violation, closed 1 violation based on owner compliance. Currently has 57 open violations. ARB assessment for the month of February: \$2,000, Total ARB Assessment 2022 \$4,480.
7. Legal.
  - a. Reversal Requests. Two reversals were requested from a homeowner.
    - i. Request 1. Although the usual communications were provided (1<sup>st</sup> & 2<sup>nd</sup> violation notices, a hearing notice, and hearing decision), the issue was not corrected until after fines were assessed. However, it was noted that the 1<sup>st</sup> violation notice was not sent following standard procedure, but bundled with a disclosure package prior to the annual inspection period. A motion was made to approve a partial reversal, was seconded, and passed 3 to 1, Dir Collins against.
    - ii. Request 2. A motion was made to disapprove the second reversal, was seconded, and passed 3 to 1, Dir Collins against.
  - b. Home Business. The home business continues after the violation process cycle was completed. A motion was made to take legal action, was seconded, and unanimously approved.
8. Events. The garage sale will be tentatively held May 21.
9. Meeting Adjourned. There being no further business to come before the board, a motion was made, seconded, and was unanimous to adjourn the meeting at 9:40 pm. Next meeting to be held virtually on April 12, 2022.