

**Dawson Landing Homeowners Association
Board of Directors
Meeting Minutes**

The meeting convened Thursday, 7 Oct 2010, at 7:30 pm. The following persons participated:

Board Members Present

William Rigby (President)
Tom Booth (Secretary)
Robin Borum (Treasurer)
Virginia Rockelman (ARB Chair)

Absent

Jack Samar (Member)
Michael Kuzara (Member)

Residents/Guests:

Mike Rockelman- Resident
Reed Grabowski-Resident

1.0 Welcome & Administrative Matters

1.1 Bill Rigby convened the meeting

2.0 Committee Reports/Recommendations

2.1 Minutes for the Sep meeting were reviewed and approved by voice vote.

2.2 Treasurer's Report presented by Robin Borum. Voice vote approved....

2.2.1 See attached

2.3 Robin and Bill updated the board members on the status of the HOA insurance policy. Robin and MJF have been in constant contact with Erie/Hallmark regarding confusion on payments as a result of Erie putting the wrong code in when they set up our new policy. The wrong code resulted in charging a premium of \$3346.00 instead of \$1729.00 as quoted by Hallmark. Bottom-line is the HOA has an insurance policy in place and MJF along Robin will continue to communicate with Erie/Hallmark and get the premium confusion straightened-out.

2.4 Architectural Review Board

2.4.1 Virginia Rockelman reported there has been 1 disclosure package request for 15574 Canvasback Ct.

2.4.2 Virginia led a discussion on requirements for sheds. It was agreed amongst the board members present to revise the ARB standards to allow shed construction without a solid foundation as long as the shed is anchored properly, and the construction/exterior appearance meets ARB standards.

2.4.3 Virginia reported there were 0 change requests

3.0 Old Business

3.1 Bill and Robin updated the board members on the progress of the installation of lighting for the Dawson Landing signs. Bill stated that an easement was drawn-up in 2004 for construction of the sign, but that it was never signed. Robin has an updated version of the easement letter, which we will have to get the current resident at 1633 Teal Way to sign. The HOA will cover all costs for the easement. A new plat map will have to be submitted to the county prior to the electrician beginning work.

4.0 New Business

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- 4.1 Reed Grabowski was nominated and approved (unanimous vote) as a new HOA board member
 - 4.2 Bill commented on drafting the newsletter for the November General membership meeting. Topics mentioned were: Garbage pickup day changes, update on the Heritage Trail Walkway (Rippon Blvd section), Wigeon Way erosion project, PW County Police briefing on "neighborhood watch" program and current crime in the local Area, Dawson Landing (PW county) Snow Removal procedures. If you have other topic suggestions, get them to Bill in the next couple of weeks
 - 4.3 Virginia volunteered to take care of ordering and setup for pizza and sodas for the meeting in November.
 - 4.4 Virginia updated the HOA board in regards to the common area landscaping plan provided by Meadow Farms. She met with Mike of Meadow Farms and walked the common areas. Mike will provide Virginia with a proposed contract in the next couple of days. Upon receiving, she will send out electronically to all board members for review and vote.
ADDITION: Virginia provided copies of the proposed landscape plan and responses from all except for Mike Kuzara, were favorable for proposal A from the six available voting members. This will carry the recommendation which is to approve Meadow Farms plan minus the section estimated at \$4,485.26. Total cost will be between \$15,500 - \$16000.
- 5.0 The next HOA meeting will be the General Membership meeting, Wednesday, 17 Nov 10. The meeting will begin at 7:30 PM, with pizza and soda starting at 6:30 PM.

Meeting Adjourned at 9:00 PM