

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

The meeting convened January 11, 2005 at 7:10 p.m. The following persons participated:

Board Members Present

Larry Gallagher (Vice-President)
Cynthia Moses-Nedd (Secretary)
Doug Eagles (Treasurer)
Carl Rice (Member)
Steve Borovicka (Member)

Visitor

Robin Borum (Homeowner)

1.0 Welcome & Administrative Matters

1.1 Larry Gallagher opened the meeting by introducing new board members:

Treasurer – Doug Eagles
Member – Steve Borovicka
ARB Chair – Steve Bowman

He also introduced Robin Borum, a homeowner who was visiting the meeting.

1.2 DECISION: The board agreed to change the board meeting day from the second Tuesday of each month to the second Thursday. [This will allow Steve Bowman to participate as a Board Member as well as ARB Chair.] ***Cynthia Moses-Nedd will reschedule the conference room in accordance with this change.

1.3 ***Cynthia Moses-Nedd will download the Covenants and By-Laws and distribute them to the new members

1.4 ***After a brief discussion, Larry Gallagher agreed to follow-up with the developer regarding sidewalk installation around the Section 6 Water Management Pond.

1.5 Doug Eagles stipulated he will assume the treasurer duties for the board provided an audit is completed before he begins.

1.6 Larry Gallagher discussed recruitment for the Vice President position.

2.0 Individual Homeowner Time

2.1 Carl Rice conveyed a homeowner's concern regarding the length of the semi-annual meeting. The board should make a concerted effort to end this meeting by 9pm.

3.0 Committee Reports/Recommendations

3.1 RECOMMENDATION regarding Speeding Petition

- DECISION: Steve Borovicka moved to table the issue until Rippon Blvd. Is turned over to the HOA. ***Larry Gallagher will follow-up with former board president, Frank Principi on this issue.
-

3.2 Architectural Review Board – Larry Gallagher

***Larry Gallagher will deliver ARB files to Steve Bowman and recruit to fill vacant positions on the ARB.

3.3 Treasurer's Report - Larry Gallagher

- Budget: See attached Profit Loss Statement dated 1/6/05
- DECISION: Propose close-out and executing an official audit in 2005. ***Larry Gallagher will consult CPA regarding taxes and audit by April. Plan for budget implementation in January positions on the ARB

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

- HOA Dues – to MJF by January 25th. ***Larry Gallagher will conduct a deed search to determine whether the 3 houses on Decoy and Bobby Dawson’s are a part of the HOA
 - Account Statements:
 - o Cash Reserve \$27,340
 - o Reserve Replacements \$29,163
- 3.4 ***Cynthia Moses-Nedd to pick up signature cards from Bank of America.
- 3.5 DECISION: All checks for payments will be approved as action items on the board’s agenda.
- 3.6 Landscaping – Larry Gallagher
- DECISION: After discussion, board agreed to abandon or remove landscaping in front of homes at the corner of Wigeon Way and Rippon Blvd. ***Larry Gallagher to consult with attorneys regarding procedures for doing this. Larry will also research whether a landscaping easement exists at 1633 Woodduck Court (newest Ryan Model).
- 3.7 Re-Launch of Association Website – Larry Gallagher
- ***After a discussion of website particulars, Larry Gallagher agreed to request a quote for webmaster duties from the website redesign company

4.0 New Business

- 4.1 2005 Questionnaire
- The board will begin discussions on a multipurpose questionnaire to update the big issues for homeowners.

5.0 Meeting adjourned at 9:20p.m.

Respectfully Submitted,

**Cynthia Moses-Nedd
Homeowners Association Secretary**

***** Action Items**