

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

The meeting convened February 9, 2006 at 7:00 p.m. The following persons participated:

**Board Members Present**

John Sokolsky (President)  
Stephen Borovicka (Secretary)  
Steven Bowman (ARB Chair)  
Carl Rice (Member)  
Rick Ricardelli (Member)

**Absent**

Lauren Blue (Vice President)  
Doug Eagles (Treasurer)

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Residents/Guests:  
None

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**1.0 Welcome & Administrative Matters**

- 1.1 President John Sokolsky convened the meeting
- 1.2 Minutes for January 12, 2006 reviewed and approved.
- 1.3 Susan Flanigan and Michael Lubeley, representatives of the Hazel Land Company, presented an overview of the proposed Rippon Center development. The parcel involved is the area south of the intersection of Rippon Boulevard and Farm Road (adjacent to the VRE station) and involves approximately 10 acres on both sides of Farm Road. As currently planned, the project is for 5 buildings, varying from 3 to 10 stories, with approximately 550 residential units, ground level retail, and about 40,000 square feet of office space. It also includes additional parking for VRE as part of the plan. The proposal is to be reviewed by the Prince William County in the near future, but has not been scheduled.

**2.0 Committee Reports/Recommendations**

- 2.1 Treasurer's Report –submitted by Doug Eagles
  - 2.1.1 Balance as of January 31, 2006:

Cash Reserves	\$27,780.84
Reserve Replacement	29,632.70
Checking Account	31,372.07
<b>Total</b>	<b>\$88,785.61</b>
  - 2.1.2 Bills to be Paid:

MJF Associates	\$425.00
PWCSA	118.00
Prince William Engraving	65.68
Postage for Trash Survey	278.59
<b>Total</b>	<b>\$887.27</b>

Expenditures approved by board vote.

- 2.2 Architectural Review Board-Steve Bowman
  - 2.2.1 No applications received in January.
- 2.3 Landscaping-No report

**3.0 Old Business**

- 3.1 Rick Ricardelli reported that he had the homeowner's association board lists for all of the developments adjacent to Dawson's Landing and had contacted several of the chairs regarding scheduling a group meeting. The board discussed the matter and decided to invite board chairs or representatives to a future meeting of our board, but did not set a date.

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- 3.2 John Sokolsky reopened the issue of updating the web page, but after discussion, a decision was postponed for further input from Lauren Blue.
- 3.3 Steve Borovicka stated that the auditorium at the Ferlazzo Building was not available for 11 May. The board approved rescheduling the May meeting for an evening when the auditorium was available. Steve will coordinate.
- 3.4 John Sokolsky opened discussion regarding a letter from Prince William County to Dawson Landing Development regarding the acceptance of Section 6. There are still unresolved issues with the developer, mostly regarding drainage and curbing on Rippon Boulevard. Lauren Blue has had discussions with County personnel, and is expected to provide more information at the next meeting.
- 3.5 John Sokolsky reported on the status of the survey regarding changes to trash collection. To date, there have been 157 homeowner responses; with 128 in favor, 20 opposed, and 9 “no preference”. John will prepare a request for proposal to the various trash companies, and will coordinate with our lawyers for review of the homeowner responses and the bid proposal. He will report back at the March meeting.

**4.0 New Business**

- 4.1 None.

Meeting Adjourned at 8:45 pm