



**Dawson Landing Homeowners Association
Board of Directors
Post Office Box 4401
Woodbridge, VA 22194**

Board of Directors' Meeting Minutes

Board Approved on 9 August 2012

The meeting convened Thursday, July 12th, at 7:30 PM. The following members & home owners participated:

<u>Board Members Present</u>	<u>Absent</u>
Vern McHargue (President)	Carl Rice (Vice President)
Carole Somerville (Treasurer)	Mike Kuzara (ARB Chairperson)
Reed Grabowski (Secretary)	Amy Chaffman (Landscape Coordinator)
	Lamarr Johnson (Member)
	Mike Vaughn (Member)
<u>Home Owners</u>	
15389 Bald Eagle Lane	1617 Whistling Swan Way
1632 Whistling Swan Way	1629 Whistling Swan Way
1633 Whistling Swan Way	15549 Marsh Overlook Drive
1613 Whistling Swan Way	1620 Whistling Swan Way

1.0 Welcome & Administrative Matters

- 1.1 Vern McHargue opened the meeting.
- 1.2 Attempted to establish a conference call with Lamarr Johnson, but was unsuccessful in maintaining call.
- 1.3 With eight Home Owners present, Vern decided to dedicate the first 30 minutes of the Board meeting to a Home Owners' Open Forum.

2.0 Home Owners' Open Forum

- 2.1 United contingent of Home Owners presented their concerns to the Board regarding the 5 July 2012 MJF Associates, Inc. letter and attached "Resident Notification" to each about recent inspection of properties. Critical concern was with the notification of non-compliance with Dawson Landing HOA Architectural Review Board Criteria and Standards.
- 2.2 Synopsis of critical concerns raised were as follows: (a) controversial and viewed as an insult; (b) inconsistency of documented non-compliance; (c) belief that monetary "fines" would begin if no contact made with MJF Associates before 4 August 2012; (d) intrusive and indiscriminate enforcement; (e) nit-picking of nicest yards; and, (f) lack of common sense with regards to record heat impact on lawns.
- 2.3 Recommendations offered for Board consideration: (a) fine tune inspections and focus on gross deviations; (b) amend 4 August 2012 Home Owner response date; (c) preference for "low-key" HOA of the past; (d) ensure consistency and possible

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reference in notification to paragraph of criteria and standards violated; (e) can “By-Laws” and “ARB Criteria and Standards” be modified; and, (f) willingness to volunteer to help neighbors who may have difficulties in upkeep of property.

2.4 Home Owners’ Open forum closed at 8:23 PM.

3.0 Committee Reports / Recommendations

3.1 President’s report:

3.1.1 Minimal to report. Starting to work with “Chadwick” to understand Dawson Landing HOA rights with regards to two parcels of land off of Old Marsh Road and Wildlife Way. Noted that Bill Rigby, as the corporate knowledge, is willing to support development of a solution to conclude issue.

3.2 Vice President’s report:

3.2.1 Vice President not present to provide a report.

3.3 Secretary Report on meeting minutes:

3.3.1 Minutes for the 10 May 2012 semi-annual HOA meeting and 14 June 2012 Board meeting were reviewed. Minutes approved for both meetings.

3.4 Treasurer’s Report:

3.4.1 Vern re-presented the HOA balance sheet as of 16 June 2012 that had no change from the 14 June 2012 Board meeting.

3.4.2 Carole and Vern are working to transition Treasurer responsibilities.

3.4.3 Vern noted that all four HOA Officers need to visit Bank of America branch to sign signature card for approval of HOA released checks.

3.4.4 Vern provided Carole with the key to HOA mail box. Bulk of mail received is of Treasurer interest.

3.5 Architectural Review Board (ARB):

3.5.1 Mike Kuzara provided his report via e-mail on 11 July as follows: ARB Criteria & Standards inspection statistics – 263 homes had non-compliance issues, with a total of 1033 individual non-compliance notations. All issues remain open, and eight re-inspection requests have been scheduled for the week of 9 July. MJF Associates, Inc. received numerous telephone calls. Most calls have been appreciative, and only a couple have been vitriolic (threatening lawsuits, etc.).

4.0 Old Business

4.1 Board discussion on MJF Associates inspection of properties.

4.1.1 Carole noted that she reviewed the details of the 1000 plus recorded non-compliance issues. Slightly less than 500 of the non-compliance issues should be considered as “serious” violations. Carole’s perception is that MJF was a bit heavy handed in its initial inspections.

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- 4.1.2 Carole also raised concern over sidewalks in the common areas, and that some of the sidewalks are buckling and creating a potential hazard.
- 4.1.3 Vern recommended that the opportunity for home owners to follow-up with MJF Associates should be extended into September. Reiterated the details from the March Survey that the majority of respondents requested adherence and compliance with the ARB Criteria and Standards. Expressed concern that minor violations tend to pile-up into a larger problem. He recommended that the Board work on improving the communication with respect to the inspections.
- 4.2 Vern expressed that the Board has a duty to review and uphold the guidelines that were set in place for the Dawson Landing HOA. His understanding is that the Board is acting within the guidelines. He noted that if there is interest to modify the guidelines, the Board should seek out volunteers to do so. Vern stated he understands everyone's concern, and he is interested in finding common ground to reduce any angst.
- 4.3 Vern noted that Amy, as Landscape Coordinator, is taking charge of the Neighborgator.com message board opportunity. Follow-on discussion about event flags culminated in: (a) worth pursuing and keeping straightforward; and, (b) Amy should initiate effort to order event flags.
- 4.4 Carole recommended that to quell some of the concerns about the recent inspections, it is imperative to initiate a "Best Yard" selection now. She further recommended that three yards be selected and posted to the website.
- 5.0 New Business
- 5.1 New business discussions tabled until next Board meeting.
- 6.0 Meeting Adjourn
- 6.1 Motion to adjourn meeting initiated at 9:03 PM and seconded.

Attachments:

- (a) Agenda for 12 July 2012 Board Meeting



Reed Grabowski
Secretary
Dawson Landing HOA



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Board of Directors Meeting AGENDA for 12 July 2012

as of 10 July 2012

Time: 7:30 to 8:30 PM

Location: Prince William County Ferlazzo Building – Supervisor Principi’s Conference Room

Agenda:

1. President’s opening comments
2. Officer Reports
 - a. President
 - b. Vice President
 - c. Secretary
 - d. Treasurer
3. Old Business
 - a. Update / status on MJF Architectural Review Board Criteria and Standards compliance inspections and notifications.
 - b. Old Marsh Overlook Drive and Wildlife Way motion to engage a Property Attorney in assisting the HOA with remediation.
 - c. Neighborgator.com message board – potential use for Dawson Landing, and continuation of discussion on possible community involvement events.
 - d. Event flags as a possible neighborhood notification system.
 - e. Landscaping / common area maintenance.
4. New Business
 - a. Notification to bank of Officer changes to include approved signature cards.
 - b. Other “new business” topics for discussion.
5. Adjourn meeting target – 8:30 PM

ATTACHMENT A