



Dawson Landing Homeowners Association, Inc.  
A Virginia Corporation  
Post Office Box 4401, Woodbridge, VA 22194

## Minutes of the meeting

September 12, 2017

### Board Members Present

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Lamarr Johnson (President)  
Germaine Roseboro (Treasurer)  
Amy Chaffman  
Darryl King (Secretary)

### Architectural Review Board (ARB) Members Present

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Lamarr Johnson  
Eric Graves

### 1. Call to Order and Welcome

The President called the meeting to order at 7:19PM.

### 2. Homeowners Forum

- a) Home owner at 15318 has truck parked in front yard and weeds are unaddressed while owner does not live in property. HOA spoke to MJF concerning the vehicle park and they have taken action. If vehicle in drive way and rotational, MJF informed homeowner they can't do anything about it.
- b) County informed it is legal to have dual tenants in property based on homeowner request to look into issue. Complaints have not gone unnoticed. Homeowners get fined not the renters who don't abide by the law.
- c) MJF sent out flyer to asked homeowner five years ago on recommendation on spending budget.
- d) HOA policies are being enforced and residents are maintaining their property better today than past years. Homeowner asking for a review of the number of violations to see what we are getting for our money. Homeowner feels residents are not getting their money worth from MJF with violations being higher than previous years prior to MJF coming on board. In summary identify number of violation prior to MJF and presently before next bi-annual meeting.
- e) HOA believes MJF is on top of things which is why more violations are identified. HOA goal is to improve the neighborhood, not take money from homeowners. HOA brought MJF on to be impartial instead of neighbor vs neighbor. HOA believes community is getting better with inspections, now homeowners know what to expect during annual inspections. **Action item to ARB Chair: Compare 2012 violations to 2017 violations. President will pass on to AERB chair who has statistical knowledge.**

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**3. Officer Reports**

- a. President – By past HOA meeting minutes for now. Met with surly seal and drove with them through entire community and pointed out concerns. They spray painted areas of concern. Coming out next week to do a power wash and smooth out area. They will post no parking signs two days in advance. They will not be redoing pavement, only making adjustments. News reporter is still asking has they fixed issues, reporter asked that we keep them informed. Surly seal was put in place because it is less expensive than the cost of new pavement.
- b. Vice President – Absent
- c. Secretary – Working with President for picnic preparation.
- d. Treasurer– Issue must sign an audit representation letter by certain date. Although the audit was fine MJF has to make corrections to financial statements, . Unmodified audit opinion means the information was presented fairly. There is always something for management to look at. One finding from audit, - the. HOA unappropriated equity (excess operating funds) is too high (100% of annual assessments) which is a concern. HOA felt, there is too much money sitting without earning interest. HOA recommendation is to transfer to reserve which could be a CD to earn interest. There is no pending litigation against HOA. We were compliant by MJF, find out from Bank of America what a 15 year going rate of CD without penalties if CD is broken by next meeting.

**4. Architectural Review Board Report**

- a) ARB Chair not present.

**5. Landscape Coordinator Report**

- a. Landscaping for Dawson Landing common area President asked was grass clipping being removed in which Landscaping coordinator confirmed they are being removed.

**6. Old Business**

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Planning for community picnic – tables (3 to 4 needed) and chairs are needed, if anyone in the community has these items let someone know. HOA is planning for 35 to 40 people to attend. Picnic hours will be 12 -3 pm on Saturday.

- a. Reserve Study – Vice president and AERB are not present to discuss.
- b. Rippon Lodge is having a celebration Saturday night open to all.

**7. New Business**

- b. Bank of America ideas for funding mentioned above.
- c. Someone is breaking into cars in the community driveways. HOA will call Prince William police and asked about stepping up patrols in area.

**8. Adjourn**

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 8:15 pm, Next meeting scheduled for Oct 10, 2017.