

Date of Meeting: March 10, 2020

Location: Development Services Building

1. Call To Order Dir. Bud Parlette, the President called the meeting to order at 7PM
2. Quorum: A quorum was present with the following directors in attendance: Dir. Bud Parlette, Dir. Paul McCann, Dir. Sarita Patterson, and Dr. Minh Phan. The following director(s) were absent: Dir Darryl King.
3. Approval of the Minutes.
 - a. A motion was made to approve the minutes of the January 14, 2020 Board meeting; the motion was seconded and unanimously approved.
 - b. A second motion was made to approve the February 11, 2020 Board meeting minutes with the following changes:
 - i. 3.b.i Add a last sentence, "The homeowner agreed to lead the effort. Dir Parlette to send out a notification via Nextdoor.com and email."
 - ii. 3.b.ii. Replace with, "The couple who were present agreed to participate on the committee."
 - iii. 5.b. Replace with, "The BOAD will be reviewing all contracts this year. Director King is preparing the grounds contract for BOD review. Director Parlette will be preparing the HOA management contract for review
 - iv. 5.d. Dir Parlette reported the sign-off of two leans paid off by homeowners
The motion was seconded and unanimously approved.
4. Open Forum:
 - a. At the May 3 Special Board meeting a motion was made to uphold the ARB decision in response to the homeowner's appeal for basketball goal positioning. The motion was seconded, and unanimous decision carried. The goal could be placed at the intersection of the driveway and extension of plane of rear of his house.
 - b. The homeowner presented slides and handouts on May 10 for his basketball court in an escalation of his change request. He stated it was unclear to him what was voted on at the previous meeting. He argued that rear of the home is not clearly defined. BOD Dir. Parlette mentioned to the homeowner that at the last meeting on March 3, 2020 the BOD had given permission to the homeowner to put the basketball hoop by his driveway at the point where it intersects with the extended plane of the rear of the homeowner's house.
 - c. Motion was made to amend the previous vote that the homeowner could erect a permanent basketball hoop at his driveway at the point where the pole intersects with the extended plane of the of the rear of the homeowner's house. The clarification was the positioning of the pole versus the goal. The motion was seconded and BOD unanimously agreed
5. Old Business.
 - a. Special Meeting May 3, 2020
 - i. No homeowners were present for an open forum.
 - ii. A motion was made and carried unanimously to convene into executive session to consult with legal counsel and annual training.
 - iii. The BOD returned to open session.
 1. A homeowner arrived requesting a decision on the appeal for his basketball goal, referenced in the open forum section, above.
 2. Signatory Authority.

- A motion was made and seconded to grant Dir Paul McCann signatory authority for all BOA accounts at the HOA Treasurer. The motion was seconded and unanimously approved.
 - A motion was also made and seconded to remove Keith Manry's signatory authority for all BOA accounts. The motion was seconded and unanimously approved.
- b. Financial.
- i. Dir McCann sent out the financial report to the BOD. He mentioned the report makes it look like there is more income coming since everything is not yet synced up perfectly but as the year goes through, we should break even which is what we were trying to do. Dir McCann will talk to Lori about the balance sheet and earmark the money for the replacement survey so we can fix things in the future.
 - ii. The BOD made a recommendation in the last meeting to have Dir. McCann transfer 30K to a CD. This is the plan once the BOD gets a signature authority.
 - iii. Dir McCann is looking into the insurance policy and will call the individual. BOD is being charged about \$200 for insurance.
- c. ARB
- i. One homeowner at Wigeon Way is in the process of starting a home daycare business and looking at hiring two full time employees and care for at least 12 children. Dir Parlette stated that the daycare was okay until the homeowner mentioned hiring employees which calls into question whether or not this is still considered an in-home business. Motion was made, seconded and unanimously approved to consult the attorney on this matter.
 - ii. Request MJF to go around to make sure basketball hoops are in compliance.
 - iii. Deer committee lead reached out to Dir. Parlette to state he had suggestions. Dir. Parlette told him to provide his suggestions to the community, but they still must follow ARB Criteria and Standards.
- d. Events
- i. Dir Patterson gave a few social ideas like a meet and greet and cookout/blockparty
 - ii. Dir. Patterson will canvas the neighborhood to see who would want to be on the social committee and help with social events
 - iii. The BOD agreed to first look at doing a cookout/potluck on the weekend before Memorial Day (May 9th or May 16th). BOD discussed some potential locations for the events.
 - iv. COVID-19 may change social event plans for the year.
 - v. Need to come out with cost estimates for events and locations for the events like the cookout and yard sale
 - vi. Still waiting to hear back from former BOD member to get the log in a password for the HOA Facebook.
6. New Business
- a. Keith Manry and Afsar Qureshi resigned as of March 10, 2020.
 - b. Dir Parlette mentioned we now have a Welcome Wagon Committee of two homeowners.
 - c. Contract Reviews. Dir. Parlette reached out to MJF and they will pull information together. There are three contracts or three MJF services. Dir. Parlette reviewing management company contract and putting together a request for bid that can go out to look at other potential management companies to include MJF.

- d. Dir. Parlette reviewed the 2020 calendar. The next big event is the Biannual in May. BOD needs to decide what we want to do at the biannual to include the venue. Look at potential speaker like the new district supervisor.
 - e. Annual Inspection coming up sometime in June. ARB will talk to MJF about the date for inspection.
 - f. Dog waste stations. One homeowner came up with quotes from a few companies for waste station and pick up dog waste. The estimate is between a \$1000 a year for four stations or as much as \$3000 for four stations. BOD unanimously approved to have Dir. Parlette to look into dog waste stations and cost for three stations.
 - g. No new homeowners in Dawson's landing as of March 10 2020
 - h. Dir. Parlette signed liens on three properties.
 - i. Dir Parlette stated that Patriots recycling costs will raise as of April 1, 2020. Cost is .03 cents per home per month x265 homes equals \$7.95/mo or \$95.40/yr for the entire neighborhood. There will be no change to the annual assessment.
 - j. Dir. Parlette and Dir. McCann will meet up March 23rd to handle signatory rights at the bank.
 - k. Dir. McCann provided MJF with a copy of the 2020 budget.
7. Meeting Adjourned A motion was made to adjourn. It was seconded, and unanimously approved to adjourn the meeting. The meeting adjourned at 8:47PM

S.Patterson
Secretary
Dawson Landing Homeowners Association