

Dawson Landing Homeowners Association
Board Of Directors Meeting Minutes
See Events: www.dawsonlanding.com

Date of Meeting: February 14, 2023,

Location of Meeting: Virtually via ZOOM

1. **Call To Order.** The BoD President called the meeting to order promptly at 7:00 P.M.
2. **Determination of Quorum.** A quorum was present with the following directors in attendance: Dir. Parlette, Dir. Collins, Dir. Parlette; Dir. Jannie McNeil; Dir. Indira Roopan, and Dir. M. McNeil.

Dir. McCann, and Dir. Phan were absent.
3. **Approval of the Minutes.** Motions were made to approve the minutes from the January 2023, HOA Board Meeting. The motion carried.
4. **Reports From Officers, Boards and Standing Committees.**
 - a. **Vice President. Dir. VP McNeil**
 - i. Nothing new to report but is still pursuing candidates for the Reserve Study Report and hope to have action before the next meeting.
 - ii. Suggested we send a notification of stopping for school bus. Drafting a notification.
 - b. **Treasurer, Dir. McCann**
 - i. Dir. McNeil is still reviewing the recommendation from the Reserve Study.
 - c. **Architecture Review Board (ARB).**
 - i. Still working through challenges associated with the installation of solar panels in the neighborhood without an independent certified verifier. Recently noticed a solar panel installation on the front of a house on Marsh Overlook Drive. The ARB has never approved the installation of solar panels on the front of a house in the community.
 - d. **Grounds.**
 - i. The HOA President and Dir. Roopan will meet on February 15, 2023, at 4:00 P.M. to review the Grounds Manager's proposal to the Inspection Report.
 - ii. New events were reported for the following properties:
 1. 1590 Teal Way Pond – A tree fell close to their fence and the homeowner wants the tree removed ASAP. Dir. Roopan will send for bids.
 2. 1623 Wild Way Life Pond – A large tree fell on the fence. Will be included in the request for bids.

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3. 1590 has a large tree impacting asphalt also additional trees on fence, there is a discrepancy in the Inspection Reports, one says 4 trees the other says 7.
4. Dir. Parlette, and Dir. Roopan will validate the number of trees.
 - a. Dir. Parlette stated HOA directors must review unanimously approve recommendations from Grounds outside a regularly scheduled board meeting to act. A recommendation will be sent via email, and we need every director to vote.

5. **Mailboxes.**

- a. A motion was made to remove the requirement for strict metal mailboxes from the criteria and standards for mailboxes. The motion carried.
- b. A motion was made to reverse the violation to a homeowner who was accused of not meeting the HOA mailbox standards and criteria. The motion carried.

6. **Unregistered Cars.** A discussion ensued regarding unregistered cars in driveways. It was the consensus of the board that the individual should complete the removal before deciding. The Board agreed that this cannot be an open-ended event. The homeowner can request a reversal.

7. **Old or Unfinished Business.**

- a. **Traffic Calming Analysis.** Nothing new to report. Dir. Collins is still attempting to contact the representative from the county to speak with the HOA.
- b. **Dawson Landing Community Events Planners.** A flyer asking for volunteers from the community to serve as Community Event Planners will be posted to the Dawson Landing website this month.
- c. **HOA BoD Members Annual Training.** Reminder that training is scheduled for March during the regularly scheduled meeting.
- d. **Update the Violation and Collection Policy.** Coordinating with the attorney. Determining gaps in the documentation prior to providing it to the attorney.

8. **Open Forum.** There were no homeowners present. Nothing was presented.

9. **Meeting Adjournment.** The meeting was adjourned at approximately 8:10 P.M.

The next meeting of the board will be held on Tuesday, March 14, 2023, at 7:00 P.M.

Until then, please stay safe.

Respectfully Submitted By: Dir. Marilyn Collins