

Dawson Landing Homeowners Association
Board of Directors Meeting Minutes

Date of Meeting: Tuesday, December 12, 2023

Location of Meeting: Virtually via ZOOM

1. Call to Order. The meeting was called to order at 7:00 pm.

2. Determination of Quorum. The following BoD members were present: Dir. Parlette; Dir. Phan; Dir. J. McNeil; Dir. I. Roopan, Dir Collins

Absent: Treasurer, Dir. Paul McCann, Dir. M. McNeil

3. Approval of the Minutes. Members had not reviewed the minutes.

4. Reports of Officers, Boards and Standing Committees:

NOTE: There is no Presidents report on the agenda. I let everyone else report and then provide update during old and new business sections.

2. Vice-President Report.

- a. **HOA Management Company.** The Vice-President motioned that the BoD allow a 15-minute presentation from another HOA Management Company. The motion was seconded. The motion carried unanimously. The Vice-President will coordinate the meeting arrangements and share with the BoD.
- b. **Moody Water Treatment Authority.** The Vice-President will reach out to the Plant Supervisor for a date he can tour the neighborhood due to the noxious gasses (contaminated air quality) emanating from the reclamation plant into the Dawson Landing Community. The expectation is that the entire Dawson Landing BoD will participate in this walkthrough. A minimum of 30 days advance notice is required to notify the Community in advance of the tour date. We will also need a head count from the community so that we can notify Moody of the number of attendees for the tour.

3. Treasurer Report (presented by the Dir. Parlette):

a. **Annual Deferred Assessment Resolution.** The Cooperative elects to apply all or part of the excess assessment income to the following year's assessments and that such a final amount shall be at the Board's discretion.

A motion was made that we have a deferred assessment resolution. The motion was seconded, and the motion was carried unanimously.

3. Architectural Review Board (ARB).

- a. **Six-Foot Fencing Homeowner's Request.** A motion was made to ask the homeowner for a change request so that we can get a visual of his request. The motion was seconded and approved.
- b. A motion was made to deny the homeowner's request for a waiver for a six-foot fence, since no change request was submitted to the Board to decide. The motion was seconded, and the motion was carried unanimously. The ARD Dir. will share this information with the homeowner.
- c. MJF closed seven violations due to the homeowner's compliance.

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- d. The violation requiring an American Sign Language interpreter was resolved via email. Research had been completed to find local interpreters and will be retained for future reference.

4. Grounds.

- a. **Pruning was done a few weeks ago. No issues currently.**

5. Old or Unfinished Business.

- a. **Reserve Study.** A walkthrough will occur on December 14th at 2:00 PM to look at retaining walls, watersheds etc. Board members were invited to participate.
- b. **Bi-Annual After Action.** When collecting proxies in the future, it is recommended the individual being voted for be named proxy holder so they are in control of their destiny.
- c. **Surveys.** A question was raised if the Board wants to take the Solar Panel topic to vote at the next Bi-Annual Meeting. It was suggested that a survey of the homeowners be conducted to ask the question “Would you approve of Solar Panels being placed on the front of homes?” Perhaps fence heights as well. The old survey will be distributed to BOD members for review and further discussion.

6. New Business.

- a. **Best Holiday Lights in Dawson Landing.** Suggestion that “Best Holiday Lights in Dawson Landing” contest be done and the neighborhood vote for the best via email to the Dawson Landing email account. This Year’s prize would be a \$50.00 gift certificate. A motion was made that we do the “Best Holiday Lights in Dawson Landing” contest. The motion was seconded, and the motion carried unanimously.

b. Elections.

Officer positions are elected annually. The 2023 elections are as follows:

President – It was motioned, seconded, and carried unanimously that Robert Parlette would serve as the DL BoD President.

Vice-President – It was motioned and seconded, and carried unanimously that Jannie McNeil will serve as the DL BoD Vice-President.

Treasurer - It was motioned and seconded, and carried unanimously that Paul McCann will serve as DL BoD Treasurer.

Grounds Coordinator - It was motioned, and seconded, and carried unanimously that Indira Roopan will serve as DL BoD Grounds Coordinator.

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ARB Interface –It was motioned, and seconded, and carried unanimously that Minh Phan will serve as the DL BoD ARB Interface.

Secretary - It was motioned, and seconded, and carried unanimously that Marilyn Collins will serve as DL BoD Secretary.

7. Planning Ahead (BOD Calendar Review).

8. Open Forum. There were no homeowners present.

9. Meeting Adjournment. The meeting adjourned promptly at 9:09 pm. The next meeting will be held on Tuesday, January 9th at 7:00 P.M.

Respectfully submitted,

Dir. Marilyn Collins, Secretary

MERRY CHRISTMAS AND HAPPY HOLIDAYS

