

Date of Meeting: June 13, 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. J. McNeil; Dir. McCann, Dir. Phan

Absent: Dir. Roopan, Dir M. McNeil
3. **Approval of the Minutes.** A motion was made to approve the minutes from the May 2023, BoD Board Meeting. The motion carried. The DL HOA April Meeting Minutes were done but not circulated for review. Dir. Collins shared that she would circulate them for review at the completion of the June 13th meeting. We are waiting for the March 2023 meeting minutes from Dir. McNeil to be circulated and put forward for review and acceptance also. We will review the March and April meeting minutes for acceptance at the July HOA meeting.
4. **Reports From Officers, Boards and Standing Committees.**
 - a. **Vice President:** Nothing new to report.
 - b. **Financials. Dir. McCann.** Financials are working as expected. We have a surplus that may be attributed to the lien process, not sure what is causing the surplus, we can ask MJF for input. Dir. Parlette confirmed we have not collected liens in an amount that would cover the surplus. Dir. Parlette also noted postage had increased significantly over the years.
 - c. **Secretary.** Nothing new to report other than outreach to Kristen Young but did not get a response back. Dir. Parlette asked that he is copied on emails in the future. Did not get a chance to look at the Rippon deeds to determine if DL has grounds to remove trees along Rippon Landing leading into our community. Will do so before next meeting.
 - d. **Architecture Review Board (ARB).** Approved two requests, one for a driveway conversion and one for a shed. Received request for exception on placement of a swing set.

Assessment fees are increasing for a homeowner who has a homebased auto business being run from his/her home. It has been noted that some of the automobiles do not meet the proper Virginia registration requirements.

Received 1 homeowner request for reversal of violation notice. This same homeowner was also fined for illegally building an extension on the back of their home without HOA approval. The work was started over a year ago, the homeowner was sent several certified letters over the course of the year. Dir. Parlette spoke with MJF and was made aware that the homeowner knew he must send in a change request, which he did but it

Dawson Landing Homeowners Association

Board Of Directors Meeting Minutes

See Events: www.dawsonlanding.com

was incomplete which rendered it unacceptable. A motion was made to deny the request for a reversal for this homeowner. The motion carried. The request for a reversal was denied.

Dir. Phan will reach out to MJF to determine if all other violations against this same homeowner have been cleared.

After the above discussion, the HOA decided the need exists to pursue a Dawson Landing Wellness Committee with a focus on the overall wellness of homeowners within our community. VP McNeil will develop a concept and share it with the BoD.

Solar Panels. Dir. Phan suggested we may need to update the language in the HOA guidelines as it relates to solar panel installations. Dir. Parlette suggested we streamline the language to remove the visual restriction but maintain that solar panel installations must be approved by the ARB. The Solar Panel guidelines will stay as is for now with the opportunity for further discussion at next month's BoD meeting.

A motion was made to approve request as submitted by homeowner for solar panel installation. The Board recognizes the ARB has authority to approve requests meeting DL C&S.

e. **Grounds**. No outstanding issues.

5. **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.

6. **New Business.**

a. Next Bi-Annual Meeting will be held in November.

b. Customer service complaints against MJF were addressed via phone calls to MJF and the homeowner. A follow-on document to MJF will be made via email.

c. Budget approval required in October before the next Bi-Annual meeting.

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

8. **Meeting Adjournment**. The meeting was adjourned at approximately 8:41 P.M. The next meeting of the board will be held on Tuesday, July 11, 2023, at 7:00 P.M. Until then, stay safe.

Respectfully Submitted By: Dir. Sec. Marilyn Collins