

Dawson Landing Board of Directors (BoD) Meeting Minutes

Tuesday, June 11, 2024, via ZOOM at 7:00 PM

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

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

The following BoD members were absent: Dir. McCann; Dir. M. McNeil

- 2. Approval of Minutes.**

- a. There was a motion to approve the Apr BOD minutes as updated in the meeting. The motion was seconded and passed unanimously.
- b. The May Biannual meeting minutes will be reviewed at the next Board Meeting.

- 3. Reports from Officers, Boards, and Standing Committees:**

- a. Architectural Review Board (ARB).**

- i. Received and approved two shutter requests and one door color change request.
- ii. One solar panel request was approved.
- iii. Received a request for driveway expansion. Request was denied because it exceeded the original footprint and will put the driveway out of proportion in comparison to other homeowners within the Dawson Landing community.
- iv. Received and approved request for a water fountain confirmed as pre-existing and considered ornamental, the ARB approved.
- v. Received and approved request for pergola and the installation of TREX decking.
- vi. MJF conducted annual inspections and identified 193 violations; nineteen have been resolved and closed. Assessment for this month is zero dollars.
- vii. There was a three-hundred-and-twenty-dollar reversal of violations, will contact MJF to research and find out why.
- viii. There is a total of \$9,810.00 in collected and uncollected assessments (assessments are generated by violations) thus far for 2024.
- ix. A homeowner submitted a reversal request to the ARB for violation and fines collected against mailbox now that the homeowner is following the guidelines. A motion was made to deny the homeowner's reversal request because violations were not remedied until after the homeowner started receiving fines. The motion was approved unanimously by the Board.
- x. A homeowner wants to place a 4-foot (in accordance with the guidelines) privacy fence around her property rather than a picket fence design. Solid fencing is not permitted by the Dawson Landing guidelines. A motion to deny the request for privacy solid style fencing was made and approved with one abstention.
- xi. A homeowner (this is an old request) installed solar panels before getting approval from the ARB and has failed to provide a creditable third-party statement of why the panels must be placed on the front of their home rather than the rear of their home. Dawson Landing's guidelines state that solar panels must be placed on the rear of a property. If a homeowner must place their panels on the front of their home, this must be validated by a third-party assessor. The installation company has mentioned that there is no such third-party assessor in the state of Virginia. Submissions to date have all been from the original installation company. All third-party assessments must be submitted on official letterhead of the third party. A motion was made to deny this appeal because the

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homeowner did not provide third party assessor certification that the solar panel installation met the Virginia code. The motion passed unanimously.

b. Grounds.

- i. Summer inspections are coming up.
- ii. Received a quote for flower plantings from the ground's contractor.
- iii. Will add requirement for flowers to the next grounds contract to include adding flowers around the second sign also.
- iv. Will work in collaboration with ARB to determine what work is needed on the retaining walls on Bald Eagle and Marsh Overlook.

4. Old or Unfinished Business.

- i. The BoD will consider using Google Meet if it meets the BoD requirements. Dir. Phan will present options to the BoD at the July meeting.

5. New Business.

- i. Action item assigned to Dir. ARB to get annual hearings scheduled in September or October of this year.
- ii. The president signed 10 liens based on last years violations. Two liens have been paid and released.
- iii. A motion was made to use Goldklang Group for this years audit. The motion was seconded and approved unanimously.

6. Next Meeting. Tuesday, July 9th.

Respectfully submitted,
Marilyn Collins, Secretary

