

Dawson Landing Homeowners Association

Board Of Directors Meeting Minutes

See Events: www.dawsonlanding.com

Date of Meeting: January 14, 2025

Location of Meeting: Virtually via ZOOM

1. Call To Order. The President called the meeting to order at 7:00 P.M.
2. Determination of Quorum. A quorum was present with the following in attendance: Directors Parlette, J. McNeil, M. McNeil, McCann, and Reha. Director Collins has resigned.
3. Approval of the Minutes. A motion was made, seconded, and unanimously passed to approve outstanding minutes for July, October, November, and December minutes.
4. Reports From Officers, Boards and Standing Committees.
 - a. Vice President: Walking the neighborhood and taking pictures of sidewalk in areas in need of repair.
 - b. Financials: Financial statements for the month are in order. _Will format a copy of the budget and provide to the management company for inclusion in the Resale Certificate.
 - c. Secretary: Vacant. Director M. McNeil taking notes.
 - d. ARB Chair: Vacant. No new or open change requests. Reached out to Darryl King and Louis Vaughn, both of whom were interested in serving on the ARB. A motion was made, seconded, and unanimously approved to appoint both gentlemen to the ARB.
 - e. Grounds: Professional Grounds has withdrawn as our service provider. The president sent a request for proposal to 12 service companies based on a spreadsheet which was circulated for discussion. If there are additional contractors we'd like to include, provide their information to be included in the process.
5. Old or Unfinished Business.
 - a. Corporate Transparency Act (CTA). As of Jan 11 the requirement is still on hold pending litigation. Would not hurt to provide information for submission if a decision is reached between meetings.
 - b. Holiday Spirit Contest. Winner was chosen based on photos submitted by homeowners. The vice president to deliver the prize to 15481 Marsh Overlook Dr.
 - c. County Queries. The vice president to query the county regarding when we can expect the next road repair, sidewalk repairs, and report/provide a ring video of damage to a road sign by a homeowner service provider.
6. New Business.
 - a. Appointment of Director. Louis Vaughn had expressed interest in serving on the BOD. A motion was made, seconded, and unanimously approved to appoint him to the board.

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- b. Annual Board Training. The president to schedule training with the attorney for training at a BOD meeting for March or later, based on attorney availability.
- c. Assessment Reversal Request. This was a second request for the same violation. A motion was made, seconded, and unanimous to deny the reversal.
- d. Election of Officers: Elections were held resulting in the following:
 - i. President Robert Parlette
 - ii. Vice President Jannie McNeil
 - iii. Secretary William Reha
 - iv. Treasurer Paul McCann
 - v. Grounds Mark McNeil

7. Open Forum. There were no homeowners present.

8. Meeting Adjournment. The meeting was adjourned at approximately 8:11 P.M.

The next meeting of the board will be held virtually via Zoom on Tuesday, February 11, 2025 at 7:00 P.M.

Robert Parlette
President, Dawson Landing HOA