

Dawson Landing Board of Directors Meeting Minutes
Tuesday, October 10, 2023, via ZOOM at 7:00 PM

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. M. McNeil.

Absent: Treasurer, Dir. Paul McCann

3. Approval of the Minutes. A motion was made and seconded to approve the September minutes as presented. The motion carried unanimously.

4. Reports of Officers, Boards and Standing Committees:

1. President: The President shared his discussions with the DL Treasurer regarding the budget. It was noted that the current budget is sufficient and there is no need for an increase in DL HOA fees in 2024. The BoD will transfer funds from ARB fees to support the Reserve Study or reduce the landscaping budget line by \$2500.00 to cover the cost associated with the study. A motion was made and seconded to accept the budget for 2024 with funds being reduced in the landscaping budget to cover the cost of the Reserve Study. The motion was unanimous.

- a. Resale Certificates.** A motion was made and seconded to add the VA Code to 55.1-1821 Home Based Business language in the Resale Certificates to minimize residential traffic in the neighborhood and remove any language that says residential businesses is not prohibited. The motion carried unanimously.
- b. Reserve Study.** A motion was made and seconded to proceed with the Reserve Study proposal from Reserve Studies. The motion carried unanimously.

2. Vice-President. The Vice-President motioned that we push out the Dawson Landing Fall Yard Sale another week or so or offer an alternative date. The proposed date is the 21st of October for the yard sale with an alternative rain date of November 4th. To max our participation the BoD President will post the flyer to the website and through email.

3. Architectural Review Board (ARB). A motion was made (in concert with the law) and seconded to hire an American Sign Language (ASL) interpreter as a reasonable accommodation on an as needed basis based on a homeowner's request without further vote from the Board. The motion carried unanimously.

4. Grounds. Landscapers are doing a great job. There are six (6) ponds in the Dawson Landing community, 5 of which had outstanding deficiencies. All deficiencies were resolved, all pond filters are functioning as designed. All ponds will go through a re-inspection in 2024.

5. Old or Unfinished Business.

- a.** The upcoming Bi-Annual will be held on Tuesday, November 14, at the McCourt Building in the Occoquan Room
- b.** A motion was made and seconded to select Reserve Advisors to perform a Reserve Study. The motion carried unanimously.

6. New Business. There was no new business.

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7. Planning Ahead (BOD Calendar Review).

8. Open Forum. There were no homeowners present.

9. Meeting Adjournment. The meeting adjourned promptly at 9:00 pm. The next month is the HOA Biannual on November 14, 2023.

Respectfully submitted,

Marilyn Collins, Secretary

Please stay safe.