

Dawson Landing Homeowners Association  
Board Of Directors Meeting Minutes  
See Events: [www.dawsonlanding.com](http://www.dawsonlanding.com)

**Date of Meeting:** July 11, 2023

**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 directors in attendance: Dir. Parlette, Dir. J. McNeil, Dir. M. McNeil and Dir. Minh Phan. The following directors were absent: Dir. McCann, Dir. Collins, and Dir. Indira Roopan.
3. **Approval of the Minutes.** Motions were made separately for March, April, and June minutes, seconded, and were each accepted unanimously.
4. **Reports From Officers, Boards and Standing Committees.**
  - a. Vice President.
    - i. Dir Jannie McNeil will be leading a Fall Yard Sale. She will be reaching out for volunteers. Homeowners who had expressed interest previously were discussed and will be reached out to.
  - b. Treasurer.
    - i. No financial reports had been provided by MJF.
    - ii. A new requirement is in effect as of 1 July which requires the HOA budget to be included in disclosure packets for new homeowners. A format for the budget was discussed, a motion made, seconded, and unanimously approved to accept the format. Need to verify if this is an annual budget submission or active monthly standing.
  - c. Architecture Review Board (ARB).
    - i. The ARB approved a homeowner's request for an aluminum fence on Teal Way.
    - ii. The BOD discussed a request for violation fee reversal. Five of six violations were corrected prior to the hearing. The final violation was minor and corrected. Health considerations delayed progress. A motion was made, seconded, and unanimous to grant the violation fee reversal, but annual assessment forgiveness was denied.
    - iii. The BOD discussed a request for a violation reversal regarding a garden fence in violation Criteria & Standards section 12.24, Landscaping and Vegetable Gardens. ARB will be denying the request.
    - iv. A third violation was discussed which involves the county. The violation is maxed out and will remain open pending homeowner request for reinspection, the violation now being concealed. If not closed, the violation will be included in the disclosure package with the pending sale of the house.

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**5. Old or Unfinished Business.**

- a. No further business discussed.

**6. New Business.**

- a. Discussion of a Fall Yard Sale.
- b. Discussion on June and July legal seminars.
- c. Patriot service reminders were posted on the website.
- d. Auditor performing annual HOA audit sending out a questionnaire to all BOD members.

**7. Planning Ahead.** Review of the BOD calendar to identify upcoming events requiring attention.

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

**9. Meeting Adjournment.** The meeting was adjourned at 8:05 P.M.

The next meeting of the board will be held on Tuesday, Jun 13, 2023, at 7:00 P.M.

R. Parlette  
President  
Dawson Landing Homeowners Association