

Dawson Landing Homeowners Association

HOA Bi-Annual Meeting Minutes

Date of Meeting: November 9, 2021

Location: Ferlazzo Building Cafeteria

1. Call to Order. The president called the meeting to order at 7:01 pm.
2. Quorum: A quorum is 27 members for our 265 home community. Six individuals were present in person and 33 proxies were received.
3. Introduction: Dir Parlette opened with an introduction of the board members, the agenda and COVID 19 protocol.
4. Board Member Reports
 1. Dir McCann provided updates on financial status
 2. Dir Phan provided updates from the ARB. ARB Report attached below.
 3. Replace with, Dir Parlette provided updates on removal of dead trees in the community, the trash contract, Pet-Waste stations, an annual assessment increase, and the Chili Cookoff event.
6. Elections. Elections were held to fill 2 board seats. Marilyn Collins and Jannie McNeil were announced as our newly elected BOD members.
7. Open Forum. The floor was opened for homeowner participation. Two homeowners came forward to discuss issues with speeding, trash service, and pet waste.
8. Meeting Adjourned. There being no further business to come before the board, a motion was made, seconded, and was unanimous to adjourn the meeting at 7:27 pm. Next regular board meeting to be held virtually on December 14, 2021.

DAWSON LANDING ARB End-of-Year Report 2021 (as of Nov 9th , 2021)

1. ARB processed 28 change requests for 2021 (a significant increase from the same period last year 17 requests)

a. ARB guidelines provide 45 days after receipt to review a complete application.

i) Change request submit via dawsonlandingarb@gmail.com took 1-2 weeks to review, depending on the complexity of the request.

ii) Change request breakdown in categories.

Change Type	
Roof replacements	5
New windows replacement	4
Sheds and Pergolas	5
Decks/Porches/Patios	3
Mailbox replacement	2
Color Schemes	5
Miscellaneous	4
Total	28

2. Annual Inspection.

a) We all get them. Thank you for quickly resolving any violations you may receive. If you believe that a violation is an error, please contact MJF to get it resolve first before contacting the ARB and/or the Board.

b) Homeowners are encouraged to check the ARB's Criteria and Standards when replacing mailboxes, painting and/or doing exterior home improvement. Please reach out to us if you have questions at the email account, dawsonlandingarb@gmail.com.

3. Reporting of Violations.

a. Majority of Violations via MJF. The HOA management company, MJF, identifies the majority of violations during annual inspection and follow-up visits in the neighborhood. Remember, these are violations of our neighborhood standards, not a personal attack, not an annual event, but a minimum guideline.

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- b. Of course, violations can also be reported by MJF by anonymous neighbors, or you can report them to ARB and/or the board