

Dawson Landing Homeowners Association

Board of Directors Meeting Minutes

Date of Meeting: September 14, 2021

Location: Held Virtually via ZOOM

1. Call to Order. The president called the meeting to order at 7:01 pm.
2. Quorum: A quorum was present. The following directors attended: Dir Parlette, Dir Roseboro, Dir Rogers, Dir Phan, Dir McCann and Dir Nussio. Dir Melendez was absent. One homeowner was present.
3. Approval of the Minutes.
 - a. A motion was made to approve the August 10th Regular BOD minutes by Dir Parlette was seconded by Dir Nussio and was approved unanimously.
4. Open Forum. The floor was opened for homeowner participation. No homeowners came forward.
5. Old Business.
 1. Financial.
 - i. Dir McCann sent out August financials and reported on the status. Expenses are lagging and income is as expected. Dir McCann reports the immediate financial outlook is favorable.
 - ii. Dir McCann and Dir Parlette answered questions concerning the increase in the annual assessment and the impact of the increased trash contract cost and the Pet Waste Station proposal. Dir McCann to present a proposed budget at the next meeting with an increase for the trash contract.
 2. ARB
 - i. Dir Phan reported an approved solar panel installation.
 - ii. ARB received a complaint about a shed that was over the 96' maximum. ARB notified the homeowner of the violation.
 - iii. Dir Phan discussed pending violation hearings. Dir Phan will provide updated list of violations to the board prior to the violation hearing date. Dir Rogers will distribute a Doodle poll to survey BOD availability for the last two weeks in October.
 - c. Grounds
 - i. Dir Nussio obtaining removal bids for dead trees. Dir Nussio obtaining 3 bids to remove all HOA owned dead trees. Dir Rogers to inspect and inventory and document every dead tree in on homeowner property.
 - ii. Dir Nussio reported no progress on bids for removal of dead trees on HOA property. Dir Rogers presented data concerning dead trees along Rippon Blvd.
 - iii. Discussion concerning the area maintained by the HOA in the Rippon Blvd. Dir Parlette is going to research property lines with homeowner in reference to area mowed by grounds contract and report back to the board.
 - d. Contracts

Dawson Landing Homeowners Association

Board of Directors Meeting Minutes

Date of Meeting: September 14, 2021

Location: Held Virtually via ZOOM

- i. No specific contract discussion except previous financial discussion for potential increase of the annual assessment for .
 - e. Biannual Association Meeting
 - i. Dir Rogers demoed possible solution for electronic voting. Dir Parlette is going to reach out to legal concerning possible change to declarations to facilitate.
- 6. New Business
 - a. Events
 - i. No discussion
 - b. Communications
 - i. Dir Parlette updated the board on communications received through the board email and Nextdoor. Dir Rogers updated the board on communications received via the website.
 - ii. Dir Roseboro made a motion to post the Trash FAQ to the website, the motion was seconded by Dir Nussio and passed unanimously.
- 7. Executive Session: Dir Parlette made a motion to go into executive session to discuss legal, violation charges reversal, and personal financial matter, seconded by Dir Roseboro and passed unanimously.
 - a. A motion was made to deny the request for reversal and approved unanimously.
 - b. A motion was made to send out violations for dead trees which was approved unanimously.
 - c. A motion was made to get clarity on zone violations which was approved unanimously.
 - d. A motion was made to close executive session by Dir Parlette, seconded by Dir.
- 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 9:34 pm. Next meeting to be held virtually on October 12, 2021.