

Dawson Landing Homeowners Association
Board of Directors Meeting Minutes

Date of Meeting: January 12, 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 Phan, Dir McCann, Dir Melendez, and Dir Rogers. The following director(s) were absent: Dir Nussio. Zero homeowner(s) were also present.
3. Approval of the Minutes.
 - a. A motion was made to approve the January BOD minutes by Dir Parlette, was seconded by Dir Melendez, and unanimously approved.
4. Open Forum. The floor was opened for homeowner participation. The following Homeowners came forward:
 - a. Lacy Melendez – Suspicious car driving through the neighborhood concerning neighbors.
5. Old Business.
 - b. Financial.
 - i. The treasurer notified the BOD that the interval of delivery of the financials from MJF has become uncoordinated with the BOD meetings. The year-end financial reports are not available yet.
 - ii. Reports that the HOA is financially stable.
 - iii. Dir. Parlette expressed the need to review the 2020 Audit with the BOD prior to signing..
 - c. ARB.
 - i. The following change requests were approved/denied:
 - d. Patio/Walkway approved.
 - e. Roof Replacement Approved.
 - i. Report of ARB elections Minh, Chair; Lacy, Secretary; Doug, Vice Chair.
 - ii. ARB hearing progress updates.
 - iii. Complaint received on illegally parked vehicle with expired tags. Suggestion made to have MJF issue a letter to homeowner.
 - iv. Discussions around outstanding interest in serving on the ARB. The ARB has one open position. Dir Melendez is going to attempt to recruit an additional member.
 - f. Grounds.
 - i. Discussion around the dead trees surrounding Dawson Landing Sign: BOD is requesting Dir Nussio to research and provide a recommendation and an estimate on replacing them.
 - ii. Discussion on additional dead trees: BOD recommending addressing with annual inspection. President will put our notices and notify MJF.

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- iii. Professional Grounds has generated a new contract that they want to replace with the old contract that we were allowing to roll over. There has been a price increase and therefore they are breaking the current contract, which should have given us 90 days notice. We have the option of seeking a new company or paying the increased price. BOD is requesting Dir Nussio to seek additional bids and include the watershed areas to combine the contracts. Dir Parlette is going to call and discuss the contract status with the company and adding storm water maintenance. BOD will decide to acquire bids after that discussion.
- g. [Misc Items]
- h. Legal Counsel – training arranged for March 9th during the regular BOD meeting. Dir Parlette to distribute 2020 Virginia Statutes.
- i. Events – Dir Melendez still researching House Party events and will report back to the BOD. Dir Parlette is sending out Welcome to the Board letter informing residents of upcoming events in 2021.
- j. Communications.
 - i. Dawson Landing Facebook site. Retrieved passwords and no progress.
 - ii. Dawson Landing Website. Dir Rogers presented a cloud based content management system. Dir Rogers will reach out to MJF on current site source and DNS management. Dir Rogers will select a platform and present specific pricing at the Feb. BOD meeting
- k. Committees
 - i. Traffic Calming Committee
 - One homeowner volunteered for the Traffic Calming committee. No BOD members volunteered to serve on this committee.
 - ii. Dog Waste Stations. Dir Phan to follow up with Dale from the ARB
 - iii. No BOD members expressed interest in forming or leading another committee.
- 6. New Business.
 - l. Empty Board Position
 - i. Dir Parlette is following up with a potential Board Member.
 - m. Administrative:
 - i. No new Liens
- 7. Meeting Adjourned. There being no further business to come before the board, a motion was made, seconded, and was unanimous to adjourn the meeting shortly after 8:59 pm.