

Meadows at Dahlgren
Board of Directors Meeting
September 23, 2017

1. Call to order at 0903
2. Members present – Dale Breer (19), Paul Showalter (18), Joe Silber (18), Dave Fedorchak (19), Sharon Poole (19), Dave Cullin (20) (members absent: Michele Robinson (20)).
3. Community members present – Anne Lyon, Dick Asbell, Jim Buckley
4. Member comment
 - a. Dick Asbell recommended looking at additional rules regarding members doing things on the easements. He expressed concern over two issues: 1)members doing something on a common area and potentially exposing the HOA to fines or liability and 2) enforcing rules that the HOA has. Any fine assessed against the HOA would be passed on to the individual who performed an activity that was not authorized by the Board or general HOA. Also, wrt letters issued to members for covenant violations that the Board could take the offending member to court. Recommended that we have a system of dates and fines. Mr. Asbell provided an example of a ‘strawman’ for addressing non-compliance that would end up in a daily fine with possible court action for those who don’t comply with HOA covenants. Mr. Asbell will provide a draft to the Board for their review and vote. Jim Buckley asked for specific examples of rule violations and expressed concerns about how something like this would be implemented and enforced. Mr. Buckley also noted that new rules might discourage maintenance that is necessary for upkeep of these common areas.
5. Review and acceptance of August 12th minutes. Paul Showalter motioned to accept. Joe Silber seconded. All agreed. Minutes accepted.
6. Common Area Maintenance Committee (Anne Lyon)
 - a. CAM Meeting held on Thursday, September 21.
 - b. Reiterated that the purpose was to help ensure the Association common areas are kept beautiful and help neighbors where possible.
 - c. Community cleanup planned for November 11th at 9am beginning at dock area. There will be team leads with designated cleanup areas. Cookout planned for the end.
 - d. CAM is requesting that members maintain their road front areas (mowing, trimming trees, moving fallen trees into woods, keep ditches clear for water flow, etc).
 - e. Estimates for tree-trimming have been requested. One from Grasshopper has been received. Another is coming out on September 24 to review the areas and generate an estimate. A third call to another contractor is pending.
 - f. Jim Buckley noted that there are some areas on the neighborhood where maintenance is overdue and needs to be addressed. If we can’t get members to do the work we will need to pay contractors to perform the maintenance.
 - g. Roadside tree trimming probably needs to be done annually.

- h. Action for the Board to get team leads. Dave Cullin will take the lead on getting the team leads.
 - i. The Board has received a quote for cutting down the dead trees. Tracy Usry provided the quote to the Board.
 - i. We received two quotes - \$675 to cut, but leave the trees; \$1150 to cut and remove the trees. Dave Fedorchak motioned that the lower quote (\$675) to cut the trees but leave the wood be accepted. The cut wood can be made available to members who want to take the wood out (use for fireplace, wood stoves, etc). Joe Silber seconded. All members voted in favor. Motion passed.
7. Treasurer report (Dick Asbell)
- a. Review of the lien letter sent.
 - b. Mr. Asbell has contacted another collection agency that charges 25% of the amount as their fee. No additional fees would be incurred. Mr. Asbell intends to use this agency next year for collections.
 - c. Reviewed operating expenses for the last period. BB&T is closing Dahlgren location so we may need to consider a different bank at a future date.
 - d. Legal fees increased by \$70 associated with collection costs.
 - e. Road patch costs were incurred for the last period.
8. Road Report
- a. Tracy Usry and Dave Fedorchak patched ~8 holes with the 12 bags. There are still a number of holes that need to be patched. The area on Monte Vista will probably require professional patching or a larger team to accomplish the patching.
 - b. Tracy Usry will be purchasing seven (7) additional bags for additional patching.
 - c. Dale spoke with Grasshopper regarding snow removal this year if/ when it is needed. They have agreed to do the snow removal this year if it is needed.
 - d. Culver repair on Crooked Creek / Panorama Trail.
 - i. The Board received a \$3,310 estimate from Burgess to repair the culvert that is currently collapsing on Piney Green "annex":
 - ii. The Board also received a quote for \$17,600 from a Anglers LLC.
 - iii. Although the difference is substantial, the Board believes that the difference is justified because the Burgess fix will be temporary and will likely still result in a future collapse and additional costs to repair.
 - iv. Dave Cullin motioned that we accept the Anglers estimate (\$17,500). Dale seconded. Five members voted "for"; one member (Dave Fedorchak) voted "against". Motion passed.
 - e. Ditch clearing along Piney Green toward Panorama Trail
 - i. Dave Fedorchak motioned that we accept the 1b portion of the Burgess proposal (\$1698) to clear the ditches but do not execute the other parts of the proposal. Dave Cullin seconded. Discussion followed. Dale Breer would vote "no" and would prefer we wait to get an assessment from Barton and Boyd to address the ditches when they pave the roads in 2018. Two voted "for" (Dave Fedorchak and Dave Cullin); Two voted "against" (Dale Breer and Sharon Poole); One abstained (Paul Showalter). Motion did not pass.
9. ACC no report.

10. Nomination Committee – no report but we will need to identify nominees for the two Board positions that are coming open in 2018.
11. Lot 21 was sent a letter about removing the truck and repairing the fence. The truck has been removed.
12. Lot 98A has removed the sign that was in violation of the covenants.
13. Lot 78 was sent a letter about the camper. The camper has since been relocated out of view.
14. Lot 107A is in progress to move the camper on their lot.
15. Motion to adjourn Dave Cullin. Second by Paul Showalter. Meeting adjourned at 10:39.

The next BoD meeting is scheduled for 10/28 at 0900 at the Coldwell Banker Elite location.