

Meadows at Dahlgren
Board of Directors Meeting
December 2, 2017

1. Call to order at 9:02am.
2. Members present – Dale Breer (19), Paul Showalter (18), Michele Robinson (20). Sharon Poole (19), Dave Cullin (20), Dave Fedorchak (19), Joe Silber (18).
3. Community members present –Jim Buckley, Dean Love, Tracy Usry, Bruce Frady. Public comment:
 - a. Tracy Usry: Noted that CAM got a budget and is concerned about money being spent on Panorama Trail. He recommended that the work be defined with respect to safety. Tree trimming crew missed one of the branch piles on Edwards'. Tracy will clean it up.
 - b. Jim Buckley: Recognized appreciation for Anny Lyon and Michele for their planning and execution of the Fall cleanup. Recommended we make this an annual or semi-annual event. Discussed issues associated with special assessments and provided material for the Board's consideration.
 - c. Bruce Frady: Echoed the point about the requirement for lot owners to maintain their portion and the Association's responsibility to maintain the common property.
4. Meeting minutes from the October 28th meeting were reviewed. Paul Showalter motioned to accept. Joe Silber motioned to accept. All voted in favor. Minutes accepted.
5. Treasurer report
 - a. Reviewed differences between budget and actual operating expenses. These are detailed in the Treasurer's report.
 - b. Nobody had questions or comments.
6. Architectural Committee
 - a. Meeting scheduled for next week for Lot 38 to put an addition on the house.
7. Common Area Maintenance Committee
 - a. Beaver is back at the Panorama Trail area. Jim Buckley will contact the Virginia Fur Trapper's association to help encourage...in their own special unique way... this particular beaver from returning.
 - b. The Fall cleanup was a success and we stayed within the budget. Tree trimming not-to-exceed (NTE) was \$10k and the actual expenditure was \$7k. When combined with the original \$18k estimate, the Fall cleanup with community volunteers ended up saving the Association \$11k. Two types of gravel were purchased and placed in piles at the Dock parking area for lot owners to use to fill ruts and holes along the "common area" of their property and the roadway.
 - c. Next CAM meeting scheduled for December 16th at Ann Lyon's house.
8. Nominating Committee
 - a. Dave will send an email to the full Association for any interest in people running for the Board.
 - b. Dave reached out to one Lot but they declined interest.

9. Road Committee

- a. Tracy completed patching along Edwards.

10. Unfinished Business

- a. RV letter to Lot 50 still needs to be sent.

11. New Business

- a. 2018 Annual Meeting. Plan to use the KG middle school cafeteria. Scheduled for February 24th at 10:00am.
- b. Dick Asbell provided a policy recommendation that the BoD and Association should implement. This recommendation would make a covenant change "Should a HOA Lot Owner, Lot Owners or guests of the HOA Lot Owners take any action without permission of the HOA or a majority of the BOD at the time of the action which results in a fine to the HOA, then that fine shall be assessed to those Lot Owners responsible due and payable in full to the HOA." The Board briefly discussed this but determined that this issue is already covered in the VA property owners act. Any proposed covenant change should be proposed and voted at the annual meeting of the full Association.
- c. Dick Asbell also provided a recommendation regarding enforcement of covenant violations and process for dealing with these violations. The Board discussed this and determined that authority for enforcement already exists in VA property owners act Section 55-513. Dave Cullin suggested that we include a brief overview of covenant enforcement and this overview be provided to the Association at the annual meeting.
- d. After the Fall cleanup, the CAM and the Tree Service identified some issues:
 - i. At Monte Vista and Bogart there is a significant erosion issue creating a possible hazard. Dave, Tracy, and Jim will repurpose the posts from Panorama Trail and insert along the road.
 - ii. Along Edwards, next to Rick Orr's lot, there is additional erosion that needs to be addressed. The CAM will investigate and discuss this on the 16th.
 - iii. On Timber Trail there is a tree that is leaning over the road and may need to be removed. The CAM will investigate and discuss resolution.
- e. Lot owners should be responsible for routine inspection of culverts on their property and report problems to the Board. This will be a discussion item at the annual meeting.
- f. The Board and attendees had a discussion over what constituted the term "safe" with respect to the Panorama Trail and other common areas.
- g. There is a recommendation to have the Board discuss the budget and required reserve at the next Board meeting. There should be a full review of past and future expenses with that review informing a more accurate Budget.

12. Next meeting planned for January 27th at 0900.

13. Dave Fedorchak made a motion to adjourn. Joe Silber seconded. Meeting adjourned at 10:34.