

DRAFT
Minutes
The Meadows at Dahlgren
Annual General Membership Meeting of the Home Owners' Association
February 21, 2015

The association President, Jim Hanson, called the meeting to order at 10:00 am.

Roll call was taken at the entrance door and lot member voting was established. A quorum (38 Lots) was established with 37 lots present and an additional 15 Lots represented by proxy at the meeting. All HOA members in attendance were welcomed.

Review of Minutes The minutes from the 2013 Annual Meeting were reviewed with discussion. **A motion** to accept the minutes as amended was made by Clark Ackerman, Lot 40A, seconded by John Lundberg, Lot 96A, and passed unanimously. (Amendment: Remove the word "footpath" in the 2nd sentence under Common Area")

Old Business: There was no old business

Introduction of current Board of Directors, Officers and Committee Chairmen

A brief review of HOA governing principles/core values and objectives was presented.

2015 Election of empty Board of Director and ACC seats

The following nominees were elected by a majority of those present and proxy:

Board of Directors (3 year term)

Mark Bostjanick Lot 86A
Tracy Usry Lot 25

Architectural Control Committee (2 year term)

Michele Robinson Lot 83

Annual Report

- A review of the calendar year 2014 Administrative Action Activities was presented.
- All members present were notified that regular, open attendance meetings of the BOD are posted on the website.
- Of the 127 Lots in The Meadows, 106 Homes are constructed; 7 dual Lot owners; 14 vacant lots.

Financial Report

The budget was presented by Dick Asbell and reviewed. Specific details of the budget including baseline assumptions were provided and discussed.

Road Committee

- The cost of maintaining roads is a huge portion of dues and a discussion followed. It was noted that there are more than 13 miles of roads in The Meadows.
- Specific locations needing repair are addressed by the BOD at regular meetings. Self-help and notification to the BOD were requested for any outstanding issues.
- Owners need to ensure ditches and streams are free of debris to ensure proper drainage.
- Wiregrass encroachment continues to be addressed at the BOD meetings with first treatment to begin in 2015.
- Utility company removed brush and tree growth under and around power lines late summer.

Common Area

- Monte Vista and Piney Green entrance landscaping continues to be done by a volunteer staff and assistance from interested members is requested.
- Dock area clean-up is ongoing and continues to be problematic for the community. It needs work. The completed Dock Upgrade Project was presented by Vic Balasi, Lot 117.

Architectural Control Committee

- Jim Buckley, Lot 103A, made a short overview presentation of ACC duties.
- All members were reminded that approval of plans must be received by the requesting member prior to beginning construction of a house, fence, barn, shed or tree clearance.
- Specific requests for approval and approvals granted were presented.

Board of Directors (BOD)

- Covenants have been and will continue to be enforced by the BOD.
- The BOD asks for voluntary compliance to The Meadows covenants, but will issue covenant violation notices to those in violation, if required.
- Legal action can be exercised by the BOD, if compliance is not achieved, but will only be done as a last resort.

Covenants, Rules and By-Laws Committee

No covenant changes or rules have been provided for review or vote.

The most common covenants violated by homeowners include:

Article II, Section 7 "Animals"

Article II, Section 8 "Lot Appearance"

Article II, Section 9 "Recreational Vehicle, Boat, Etc. Storage"

Membership Please sign up and get involved in your community.

Website <http://www.the-meadows.org>

The members were notified that the website is kept up-to-date with information for all members. If you are interested in becoming the Webmaster, contact Dick Asbell, Lot 95A2.

New Business

- Bruce Frady, Lot 113A, complains that the dock gate and posts should be removed and relocated to the top of the stairs to accommodate handicapped persons. A discussion followed. A **motion** was made to choose a committee of 5 persons to make a recommendation as to where the gate and posts should be located within 30 days from Feb 21, 2015 to the BOD, by Harry Meese, Lot 88, 2nd by Anne Lyon, Lot 7 and passed by a majority of members present and proxy. Members of this committee are: Dave Fedorchak, Lot 49, Tyrone Tarlton, Lot 59A, Bob Hatfield, Lot 73, Rich Orr, Lot 45 and Elizabeth Buckley, Lot 103A.
- Jim Buckley, Lot 103A, addressed snow removal. A discussion followed. A **motion** to explore other snow removal companies other than Grasshopper was made by Jim Buckley, Lot 103A, 2nd Mike Higley, Lot 107A, and passed by a majority of those present and proxy.
- A **motion** was made to appoint a committee to explore the possibility of bringing The Meadows activities permitted within the A-1 Zoning that are restricted by covenants and by-laws up to the same standards King George County allows for the same zoning of A-1 by changing the covenants, and report to the BOD within 30 days of February 21, 2015, by Bob Hatfield, Lot 73, 2nd by Michele Robinson, Lot 83. A discussion followed. The motion failed by a vote of 25 yea, 27 nay.
- Michele Robinson, Lot 83, presented a proposal from Metro Cast to see if there was any interest in bringing this service into the community. It was decided by a majority show of hands to allow a free estimate to be compiled and reported to the BOD at a later date.
- The BOD is exploring the possibility of a trail from Crooked Creek to Panorama. There was discussion. Tracy Usry, Lot 25, points out that there must be a legal opinion before any action can be undertaken. This has been addressed in prior BOD meetings and research is in progress.

Adjournment

A **motion** to adjourn the Annual General Membership Meeting of the Home Owners' Association was made by Dick Asbell, Lot 95A2, 2nd by Tracy Usry, Lot 25 and passed unanimously.

Respectfully submitted,
Toni Ackerman
Secretary