

Minutes
Board of Directors Meeting
August 2, 2008

Members in Attendance: RJ Williams, Mike Shippee, Clark Ackerman, Julie Poe, Anne Lyon, Al Dotson. Others: Tracy Usury, Jim Hanson.

Review of Minutes: The minutes from the July 5, 2008 BOD meeting were reviewed and approved as written with the following exception:

Note: July 5, 2008 minutes incorrectly state that Michelle Robinson is the chairman of the ACC. There is currently no chairman.

Old Business: The school bus survey transportation request with King George County was approved and proof of insurance will be sent when the new policy arrives.

Financial Report: (Clark Ackerman) The financial report was presented and discussed.

- The books have been transferred from Mike Poe to Clark Ackerman.
- Four lots have not paid 2008 dues. Certified letters were sent to homeowners and two were returned as undeliverable.
- The audit of the books is still being discussed.
- An Annual Dues increase was discussed and will be continued at the next meeting.

Road Committee: (Dick Bly)

- Barton and Boyd has completed the road resurfacing and the roads look great.
- Final billing was \$203,970 plus an additional \$395 for the road to Lot 3.
- It was discussed the decided that castors on blades should be required for snow removal to prevent damage to roads. Al Dotson will discuss this with Grasshopper and report at the next meeting.
- Owens Road Entrance: Jim Hanson has placed sign of "Right of Way" on each end of the service road at the Owens Road entrance. There was a discussion about HOA liability. HOA BOD wants no legal ties to the signs. "Private Property/No Trespassing" signs should be placed on each end. Jim Hanson has independently asked for money from Meadows residents to upgrade and maintain this service road. He asked and was granted permission to place this request on the website, as long as it is isolated and not connected to the HOA BOD in any way.

Common Area: (Al Dotson) There was a discussion about the dock area

concerning gate/lock/keys There will be further discussion at the next meeting. Lot Appearance/Noxious Activity letters have not been sent. A discussion followed.

Architectural Control Committee: Tracy Usury asked about ACC rules on fences, out buildings, etc. because they appear to be vague. A discussion followed. Rules are vague on purpose to allow flexibility.

Covenants and By-Laws: No Report.

Website: RJ had a discussion about website. No action yet on website turnover. All information on the website that is not 2008 material will be archived.

Newsletter: The Newsletter is being discontinued. The website will be used.

New Business:

- Stafford County School bus #226 is still coming into The Meadows thru the front entrance every day.

The next meeting of the HOA BOD will be held on October 4, 2008. Location and time will be determined.

Respectfully submitted as written by Mike Shippee,

Toni Ackerman

Secretary