

Minutes
Board of Directors Meeting
August 7, 2010

Members in Attendance: Nancy Warren 08, Julie Poe 08, Mark Bostjanick 09, Guy Kapustka 10, John Lundberg 10, Frank D'Angelo 10. Absent members: Matt Dulin 09.

Others: Clark Ackerman, Michele Robinson 09, Jim Hansen 09, Toni Ackerman.

Review of Minutes

The minutes from the June 5, 2010 BOD meeting were reviewed and approved as written.

Old Business

King George County Schools has approved the bus routes for 2010-2011. Insurance policy will be provided to KGCS upon receipt.

Financial Report (Nancy Warren)

The financial report was presented and discussed. Collection is ongoing for the Special Assessment

- Four lots still owe 2010 HOA dues.
- All lots have paid 2009 HOA dues and fees

Annual dues increase and/or additional assessment was discussed.

Road Committee (Jim Hansen)

There was a discussion about overall road condition.

- Additional patch will be purchased and placed in holes on roads as needed.
- .3 mile road for access to Lots 102A, 102B, 103 and 105 needs surfaced. Barton and Boyd has been contacted and provided a quote of \$22,554.50. There was a discussion and further research will be conducted before a final decision is made.

Lot 104A needs power. VA Power will not install power until a 30' right-of-way is dedicated. VA Power will write all legal documents that will be presented to Lots 102A and 102B for signatures, and file

them with the appropriate offices.

Jim will get proposals from companies for 2010-2011 snow removal.

Common Area (Jim Hansen)

Stop sign at Edwards and Deep Cove Landing needs replaced. Jim will do this.

Lot 61 has been contacted about cutting trees back from the road.

A new lock has been placed on the gate to the dock--someone removed original lock and replaced it with their own without informing the board. Keys to new lock are available from Clark Ackerman, Lot 40A.

Architectural Control Committee (Michele Robinson)

No report.

Covenants and By-laws

A letter about covenant violations has been sent.

There was a discussion about unmowed for-sale lots. A letter will be sent to respective real estate companies to keep these lots mowed.

Website (Rocky Wells)

No Report.

New Business

None.

The next meeting of the HOA BOD will be held on October 2, 2010 at 9am at Mc Donalds, Dahlgren, VA

Respectfully submitted,

Toni Ackerman
Secretary