

Minutes
Board of Director's Meeting
February 28, 2015

Members in Attendance: Michele Robinson 17, Clark Ackerman 16, Harry Meese 16, Jim Hanson 16, John Lundberg 17, Dick Asbell 16, Tracy Usry 17, Mark Bostjanick 17. Others: Bruce Frady ACC 16, Matt Dulin, Dirk Robinson, and Toni Ackerman.

Review of Minutes: A motion to accept the January 10, 2015 minutes of the BOD was made by Harry Meese, 2nd by Clark Ackerman and passed unanimously. A discussion followed to modify the minutes. The minutes of the Annual Meeting, February 21, 2015, were reviewed.

Election of Officers: Jim Hanson, President, officially resigns as president and BOD member.
New Board member to finish remainder of Jim Hanson's term Vic Balasai (vote of 4); Dick Asbell (vote of 3). Vic will be notified and asked for acceptance.

The following persons were elected or appointed to be officers of the 2015 BOD:

President - John Lundberg
Vice President - Clark Ackerman
Treasurer - Dick Asbell
Secretary - Toni Ackerman

Old Business: Trail from Crooked Creek to Panorama:

- Dick Asbell will formulate a list of questions with suggestions from the BOD in relation to this issue and a letter will be drafted to the HOA Attorney, Chadwick Washington Moriarty Elmore & Bunn P.C. A vote of 5 yea, 2 nay to withhold information from membership until an opinion is received from the attorney and reviewed by the BOD.
- There will be no response to incoming emails from outside the BOD except by the president.
- Any expenses for this project cost must be voted on by HOA before any work can begin after attorney's opinion has been received.

Financial Report: (Dick Asbell) The financial report was presented and discussed.

Road Committee Report: (Jim Hanson)

- Quotes for new snow removal contacts will be addressed by new road committee. A motion to solicit new information/quotes for snow removal for next season by Tracy Usry was made by Michele Robinson, 2nd by Jim Hanson and passed unanimously. This information will be presented at a future meeting of the BOD.
- There was a discussion about Chip and Tar.
- Wire grass spraying will begin this summer.
- **Snow Removal Issues** A discussion between Grasshopper and Dick Asbell after the conclusion of the Annual Meeting on February 21, 2015. Opportunity was taken because he delivered the bill for snow removal and took the time to discuss a variety of issues as follows:

Snowplow Skids/Shoes Grasshopper does not use them because they wear out in 45 minutes on our roads leaving the steel nub rather than composite against the street. Cost is \$160/unit. Three trucks would be a \$500 investment for 45 minutes that doesn't get the job done and drives up the cost. If continued plowing without the composite, the steel nub would be the lowest point thereby gouging that portion of the road.

Contract Grasshopper stated that he would not sign a fixed price contract such as that proposed by Jim Buckley. Signing up for a fixed price would place most or all of the risk on his company. There are too many variables that he cannot control (ie wetness/density of the snow, specific damage to the roads, too many rules/regulations similar to that of a Government organization subject to interpretation/legal action, selection and control of his employees, etc.)

Competition Grasshopper stated that if the community wants to have a detailed contract, he certainly understands. He is not afraid of competition and knows he will not get priority from the VDOT contracted companies. He only does snow removal because the landscaping business is slow during the winter season.

Plowing Technique Snow must be pushed off the roads in order to avoid damming with subsequent freezes and thaws on the roadway. There must be some room if subsequent plowing is required to avoid the ice chunks created by the first plowing which significantly damages his equipment when loosened/dislodged.

Working Relationships Grasshopper is willing to work out any individual desires relative to snow removal (within reason) if the individual will give him a call and arrange a time to show him what the problem might be and provide alternative courses of action. There was better plowing this time due to the light, fluffy snow and the ease with which it could be tossed aside.

Buckley ride along Grasshopper had mechanical difficulty with one of his trucks which put him behind. Therefore, he did not call Mr. Buckley. If Jim wants to go next time, he is always welcome.

Common Area: (Jim Hanson) There was no discussion

Architectural Control Committee: There was a discussion of ACC responsibilities.

WAITING ON THIS FOR THE MINUTES: Michele will put together a list of guidelines for the minutes.

Covenants and By-Laws/Rules and Regulations: (Harry Meese)

A motion to change the wording of the rule Use of All-terrain vehicles on The Meadow's at Dahlgren Roads was made by Dick Asbell, 2nd by Clark Ackerman and passed unanimously:

The use and/or operation of any all-terrain vehicle (also called ATV's either three or four wheeled) and golf carts is not permitted on the common area, to include the graded streets and roadways or easements, within the boundaries of The Meadows at Dahlgren.

Changes will be made to the rule in the Rules and Regulations for use on the website, and in the packet of materials sent to new homeowners.

Website: (Dick Asbell) It is current and up to date. If anyone is interested in becoming webmaster, please contact Dick Asbell.

New Business:

- Lot 37 - what constitutes a recreational easement.
- Michele will take the next step for Comcast proposal and gather additional information.

The next meeting of the BOD will be the Annual Meeting on April 18, 2015 at 9am at the home of Tracy Usry, Lot 25. A motion to adjourn was made by Tracy Usry, 2nd by Mark Bostjanick and passed unanimously.

Respectfully Submitted,
Toni Ackerman
Secretary