

Minutes
The Meadows at Dahlgren
Annual General Membership Meeting of the Home
Owners' Association
March 1, 2008

The association President, R J Williams, called the meeting to order at 10:15 am, with roll call taken at the entrance door. 41 lots were represented and a quorum was established (quorum 38 lots). All HOA members in attendance were welcomed.

Review of Minutes

The minutes from the 2007 Annual Meeting were reviewed.

A motion to accept the minutes as written was made by Jim Hanson, Lot 12, and seconded by Dave Zimmerman, Lot 34, and passed unanimously.

Introduction of Current Board of Directors, Officers and Committee Chairmen

A brief review of HOA governing principles/core values and objectives was presented. The announcement was made that ballots will be cast and collected at the meeting.

2008 Nominees	
Board of Directors	Architectural Control Committee
(vote for 2)	(vote for 1)
Julie Poe, Lot 8	Jim Hanson, Lot 12
Nancy Warren, Lot 33	Tracy Usry, Lot 25
	Matt Dulin, Lot 109B

A motion was made to close nominations by V. Mahaffey, Lot 48, seconded by D. Harry, Lot 78 and passed unanimously.

Ballots were collected.

Annual Report

A review of the calendar year 2007 Administrative Action Activities

was presented.

- Regular, open attendance meetings of the BOD are held the first Saturday, every other month, at McDonald's (until further notice) at 9am. Additional information may be posted on the website.
- Letters of covenant violations were mailed.

Individual banking services are available for members of the HOA The Meadows at Dahlgren at the NSWC Federal Credit Union.

Road Committee

It was reported that the following activities either would occur or had been completed by the road committee:

- A road resurface estimate (pending oil prices) for 2008 was received from Barton & Boyd.
- BOD and other volunteers are currently spot-maintaining roads.
- BOD announces a financial shortfall for 2008 road-resurfacing.

Common Area

Dock area clean-up is ongoing and continues to be a problematic area

Front and Piney Green entrances landscaping continues

Dock area is in need of some repair/improvements. A discussion followed.

Architectural Control Committee

All members are reminded that you must have HOA/ACC approval of plans before beginning construction of a house, fence, barn, shed or tree clearance. Covenants have been and will continue to be enforced. The ACC asks for voluntary compliance, but will issue violation notices and will recommend legal action to the BOD as a last resort. 101 Lots have homes that are constructed or under construction. 26 Lots are vacant. There are 7 multiple lot owners.

Nominations Committee

Nominees were recruited and requested from the floor to replace two Board of Director members and one Architectural Control Committee member with expiring terms. (see 2008 Nominees above) The election was conducted in accordance with established procedures. All ballots cast were counted and verified.

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 were discussed and included:

- Article II, Section 7 "Animals"
- Article II, Section 8 "Lot Appearance"
- Article II, Section 9 "Recreational Vehicle, Boat, Etc. Storage"

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

Webmaster position is available and volunteers were requested. Kurt Koller, Lot 57, volunteered to work with Rocky Wells (current webmaster), Lot 59A, towards an eventual take-over as webmaster. Please visit and become a registered member. Provide website improvement recommendations to Rocky Wells and Kurt Koller.

Newsletter

Newsletters are now viewable on the website.

Financial Report

The budget was presented and reviewed.

A shortfall for 2008 road re-surfacing was announced and followed by a special assessment and/or 2009 dues increase discussion. BOD will follow-up. It is noted that 2/3 vote of association is required for a dues increase.

Pending Projects

2008 Road Resurfacing was discussed.

Election Results

The results of the election were announced:

- New Board Of Director Members: Julie Poe, Lot 8 and Nancy Warren, Lot 33
- New Architectural Control Committee member: Tracey Usry, Lot 25

New Business

It has been observed that school buses are using the back entrance road. BOD will discuss at the next regular meeting and draft a letter to the King George County School Board about usage of this road.

BOD proposes to change annual meeting location due to high cost of JD's. A discussion followed and will be addressed at BOD meetings.

The Meadows Home Owners' Attendance Prize Drawing for Dues: Raffle tickets were sold at the door for \$5 per lot. \$135 was collected. Winner: Said Saadi, Lot 5

An email sign-up sheet is available for members who would like to receive current event news by email

Please sign up on a volunteer sign-up roster

Adjournment

A motion to adjourn the Annual Meeting of the Home Owners' Association was made by Mike Shippee, Lot 28-29, seconded by Tracy Usry, Lot 25, and passed unanimously.

Respectfully submitted,

Toni Ackerman

Secretary