

**Minutes**  
**The Meadows at Dahlgren**  
**Annual General Membership Meeting of the Home**  
**Owners' Association**  
**March 6, 2010**

The association President, R J Williams, called the meeting to order at 10:15am, with roll call taken at the entrance door. 35 lots were represented and a quorum was NOT established (quorum 38 lots), therefore no official business was conducted. All HOA members in attendance were welcomed.

**Review of Minutes**

The minutes from the 2009 Annual Meeting were reviewed and approved as written with no discussion.

**Introduction of current Board of Directors, Officers and Committee Chairmen**

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

2010 Nominees: There were no nominations. Nancy Warren discussed what is required to be a member of the Board of Directors. The current Board of Directors (quorum of the BOD in attendance) appointed the following volunteer HOA members to the designated offices for one (1) year. Each must be elected for regular terms at the next convened Annual Meeting.

<b>Board of Directors</b>	<b>Architectural Control Committee</b>
Guy Kapustka, Lot 90	Dick Asbell, Lot 95A-2
Frank D'Angelo, Lot 47	
John Lundberg, Lot 96A	

**Annual Report**

A review of the calendar year 2009 Administrative Action Activities was presented.

Regular, open attendance meetings of the BOD information is posted on the website.

### **Road Committee**

Please check the website for notices on roadwork, repair, cleanup, dates etc.

- Jim Hanson identified areas where road patching needs to be done. A discussion followed.
- BOD identified the road resurfacing funding shortfall
- It was noted that Grasshopper should be officially complimented for snow removal efforts for the 2009-2010 winter season. BOD will discuss “raking” road residue on roadsides resulting from snow plows.
- Lot owners are expected to mow roadsides.

### **Common Area**

Front and Piney Green entrances landscaping continues. A discussion followed about theft of plants.

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

Dock area is in need of maintenance and repair. A discussion followed.

Restricted gate access to the dock area continues. Keys are available.

### **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 as a last resort.

### **Nominations Committee**

Nominees were recruited and requested from the floor to replace three (3) Board of Director members and one (1) Architectural Control Committee members with expiring terms. (See 2010 Nominees above) There were no nominees.

Membership involvement is requested and needed for all positions.

### **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

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

The website is kept up-to-date with information for all members.

### **Financial Report**

The budget was presented and reviewed. The roads shortfall and budget projections were discussed. The BOD will follow up.

### **Election Results**

See motion in 2009 Nominees.

### **New Business**

The Meadows Home Owners’ Attendance Prize Drawing for Dues: Raffle tickets were sold at the door for \$5 per lot. \$110.00 was collected. Winner: Dick Bly, Lot 26A.

### **Adjournment**

The meeting was adjourned.

Respectfully submitted,

Toni Ackerman

Secretary