

**Minutes**  
**The Meadows at Dahlgren**  
**Annual General Membership Meeting of the Home**  
**Owners' Association**  
**March 10, 2012**

The association President, Mark Bostjanick, called the meeting to order at 9:32am. Roll call was taken at the entrance door and lot member voting was established. A quorum was not present at this time (quorum 38 lots). All HOA members in attendance were welcomed.

**Review of Minutes**

The minutes from the 2011 Annual Meeting were reviewed with no discussion. A motion to accept the minutes as read was made by Anthony Hermes, Lot 35, seconded by Al Dotson, Lot 9, and passed unanimously.

**Old Business:** The dues increase proposed during the 2011 Annual Meeting, failed by one vote.

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

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

**2012 Nominees**

Because a quorum was not established at this point in the meeting, a motion for nominees as appointees to the Board of Directors/Architectural Control Committee for one-year terms was made by Walden Jue, Lot 24, seconded by Jim Hanson, Lot 12 and passed unanimously. The following were elected to the respective boards in accordance with the motion.

**Board of Directors**

<b>Vic Balasi</b>	<b>Lot 117</b>
<b>Jim Buckley</b>	<b>Lot 103A</b>

**Architectural Control Committee**

<b>Jim Hanson</b>	<b>Lot 12</b>
<b>Mike Shippee</b>	<b>Lot 28</b>

**Annual Report**

- A review of the calendar year 2011 Administrative Action Activities was presented.
- All members present were notified that regular, open attendance meetings of the BOD information are posted on the website.

### **Financial Report**

The budget was presented by Dick Asbell and reviewed. Specific details of the budget including baseline assumptions were provided and discussed. Since a quorum had not been established, the members present were notified that a special meeting would have to be called to vote on a dues increase. Should that be necessary, it was suggested that everyone get proxies from those unable to attend this meeting such that a quorum could be established to conduct Association business, as required.

### **Road Committee**

- The cost of maintaining roads is a huge portion of dues and a discussion followed. It was noted that there are 13 miles of roads in The Meadows.
- Specific locations needing repair were discussed and are addressed by the BOD at regular meetings. Self-help and notification to the BOD were requested for any outstanding issues. One issue was brought up relative to road deterioration along Crooked Creek Lane. Members were requested to report any road issues as they occur.
- Lot owners were notified that they have a responsibility to mow roadsides adjoining their lot.

### **Common Area**

- Front and Piney Green entrances landscaping continues to be done by a volunteer staff and assistance from interested members was requested.
- Dock area clean-up is ongoing and continues to be a problematic area for the community.
- A footpath easement is available to the dock as registered in the controlling documents for the community at the King George County courthouse. Consequently, the gate remains permanently closed to vehicles.
- A question arose about insurance for members doing work in the Meadows. The BOD will follow up.
- It was suggested that a sign be posted at entrances when community cleanup takes place.

### **Architectural Control Committee**

All members were reminded that approval of plans must be received by the requesting member prior to 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.

### **Covenants, Rules and By-Laws Committee**

- No covenant changes or rules have been provided for review or vote except as noted in the Financial Report in these minutes.
- 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 members were notified that the website is kept up-to-date with information for all members. Rocky Wells, Lot 59A, webmaster, reports that the new website is active and simpler to use. Email address pop3 is available through Rocky. If anyone is interested in being the webmaster, please inform Rocky and the BOD.

### **Election Results**

See motion in "2012 Nominees"

**Dues Increase:** A member quorum (39 Lots present) was established at this time and a ballot was taken to increase dues to \$600 annually beginning in 2013. Results: FOR - 36                      AGAINST - 2                      NO VOTE - 1. This quorum achievement negated the requirement for the previously discussed Special Meeting requirement.

### **New Business**

There was no new business.

### **Adjournment**

A motion to adjourn the Annual General Membership Meeting of the Home Owners' Association was made by Mark Bostjanick, Lot 86A, seconded by Fred Cappus, Lot 66 and passed unanimously.

Respectfully submitted,

Toni Ackerman

Secretary