

Minutes
The Meadows at Dahlgren
Annual General Membership Meeting of the Home
Owners' Association
February 23, 2013

The association President, Dick Asbell, called the meeting to order at 10:00am. 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 2012 Annual Meeting were reviewed with no discussion. A motion to accept the minutes as read was made by Tracy Usury, Lot 25, seconded by Harry Meese, Lot 88, and passed unanimously.

Old Business: There was no old business.

Introduction of current Board of Directors, Officers and Committee Chairmen

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

2013 Nominees

A motion to open voting on the nominees was made by Tracy Usury, Lot 25, 2nd by Stacy Bostjanic, Lot 86 and passed unanimously. The following nominees were elected by a majority of those present:

Board of Directors (3 year term)

Clark Ackerman	Lot 40A
Jim Hanson	Lot 12
Harry Meese	Lot 88

Architectural Control Committee (2 year term)

Jim Buckley	Lot 103A
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A motion to close the election was made by John Lundberg, Lot 96A, 2nd by Al Dotson, Lot 9, and passed unanimously.

Annual Report

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A review of the calendar year 2012 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.

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.
- Barton and Boyd will be contacted to finalize contract for road resurfacing in 2013.
- 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.
- Projects on Piney Green, Edwards Dr. and Boland Dr. were completed and discussed. A discussion followed wherein the road deterioration on Island Dr., the reasons for the deterioration and the proposed solution were provided.
- Lot owners were notified that they have a responsibility to mow roadsides adjoining their lot.
- Road deterioration caused by trash trucks, school busses, traffic cutting corners, construction vehicles, rain/snow removal was discussed.

Common Area

- Monte Vista 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 problematic for the community. It needs work.
- 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.

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.
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Specific requests for approval and approvals granted were presented.

Board of Directors (BOD)

- Covenants have been and will continue to be enforced by the BOD.
- The BOD asks for voluntary compliance to The Meadows covenants, but will issue covenant violation notices to those in violation, if required.
- Legal action can be exercised by the BOD, if compliance is not achieved, but will only be done as a last resort.

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"

Membership: Please sign up and get involved in your community.

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

The members were notified that the website is kept up-to-date with information for all members. Log-in is no longer required. Email address pop 3 is available through Rocky. Complaint process is active. Website improvement is ongoing. Send recommendations to Rocky Wells, the webmaster, at the website address.

Election Results

See "2013 Nominees"

Drawing for HOA Attendance

\$5 per lot. Must be present to win. \$95 was collected. Winner: Michele Robinson, Lot 83

New Business: Some lots have experienced mail theft. A discussion followed. It was suggested that the solution is a locking mailbox.

Adjournment

A motion to adjourn the Annual General Membership Meeting of the Home Owners' Association was made by Anthony Hermes, Lot 35, 2nd by Tracy Usury, Lot 25 and passed unanimously.

Respectfully submitted,

Toni Ackerman
Secretary