

Minutes

Board of Director's Meeting

January 10, 2015

Members in Attendance: Michele Robinson 17, Vic Balasi 15, Jim Buckley 15, Clark Ackerman 16, Harry Meese 16, Jim Hanson 16, John Lundberg 17. Others: Bruce Frady 16, Dick Asbell and Toni Ackerman.

Review of Minutes: A motion to accept the December 6, 2014 minutes of the BOD was made by Clark Ackerman, 2nd by Harry Meese. A discussion followed to modify the minutes. There was a vote of 3 yea, 3 nay. Motion was withdrawn. After further discussion, a motion was made to accept the December 6, 2014 minutes of the BOD as amended was made by Jim Buckley, 2nd by Michele Robinson. There was a vote of 3 yea, 3 nay. Motion was withdrawn. After further discussion, a motion to accept the December 6, 2014 minutes of the BOD as written was made by Clark Ackerman, 2nd by Harry Meese. Motion passed with a vote of 4 yea, 3 nay.

Old Business:

- Sign at dock gate estimate is \$96.50 Sign at each end of proposed footpath at Crooked Creek and Panorama estimate is \$85.80. Signs are to read: MEADOWS RESIDENTS AND AUTHORIZED GUESTS ONLY. A motion was made to have all signs created by Harry Meese, 2nd by Clark Ackerman and passed unanimously.

Financial Report: (Dick Asbell) The financial report was presented and discussed. Dues billing has been mailed to all residents. Budget presentation has been prepared for the annual meeting.

Road Committee Report: (Jim Hanson)
Pictures were provided of degradation of Island View and Harry Barry. A discussion followed. It was decided to wait until late spring to take any action on this matter.

Common Area: (Jim Hanson)

- Vic Balasi provided a plat of Lot 37 and the BOD discussed the contained 4 acres as being common area.
- Bruce Frady requested an open gate to enable vehicles to drive to entrance of dock steps. Jim Buckley will research easement at the dock area to find out what can be done; what restrictions are on specific easement relative to automobile access; what

authority does the BOD have to provide access to otherwise private property.

- Discussion was continued about the pathway between Crooked Creek and Panorama. After being asked about the survey his company conducted in this area, Dave Deputy states that it is a legal issue. A motion was made to approach King George County Attorney for an opinion on what the HOA's right are to use the existing easement as a pathway from Crooked Creek to Panorama for non-motorized use by John Lundberg, 2nd by Jim Buckley and passed with a majority vote. Jim Hanson will report findings from King George County at the next meeting.
- Vic Balasi provided leadership for a discussion relative to investigating cost to redo the pilings and extend the dock.

Architectural Control Committee: (Jim Buckley) King George County has taken control of the zoning issues surrounding the new construction/addition of Lot 86. Jim Buckley will create an ACC handbook of procedures to be followed for review and approval of all construction requests. He will present at a future BOD meeting.

Covenants and By-Laws: (Harry Meese) No changes have been requested.

Website: (Dick Asbell) It is current and up to date.

Snow Removal: Jim Hanson has secured a copy of Grasshopper's Insurance certificate. Grasshopper has invited any resident to ride with him during a snow removal event.

Annual Meeting: KG Citizen's Center has been secured. February 21, 2015. Arrival 9am. Meeting starts at 10am. Elections: 2 BOD members and 1 ACC member.

New Business:

- Jim Buckley presented photographs of apparent damage at Black Castle Creek and stated that he (without board approval) privately went to Heather Strothard, KG County, with this information. He says that KG County chose to send a registered letter to a Meadows resident in regards to this situation. There has been no response from The Meadows resident as of this meeting.

The next meeting of the BOD will be the Annual Meeting on February 21, 2015 at 10am at the King George Citizen's Center. A motion to adjourn was made by Harry Meese, 2nd by Jim Hanson and passed unanimously.

Respectfully Submitted,

Toni Ackerman
Secretary