

Meadows at Dahlgren Homeowner's Association
Board of Directors Meeting Minutes
April 2nd 2016

The regularly scheduled monthly meeting of the Board of Directors of the Meadows at Dahlgren Home Owner's Association was held on Saturday, April 2, 2016 at 9:05am at Coldwell Banker Elite, King George Office, the president Tracy Usry (18) being in the chair and the Secretary being present. Board members in attendance: Dale Breer (19), Dave Fedorchak(19), John Lundberg (17), Sharon Poole (19), Michele Robinson (17).

Treasurer's Report: Dick Asbell

- Annual dues are collected with the exception of four outstanding accounts;
- Currently under-budget due to low demand for snow removal;
- Projected \$600.00 expense for landscaping of front entryway (Monte Vista entrance only).

Election of New Officer

Teller's Report

Number of votes cast	6
Necessary for election	4
Patrick Bryant received	0
Elizabeth Buckley received	0
Paul Showalter received	4
Tyrone Tarlton received	2
Paul Showalter is elected	

Standing Committee Reports:

Road Committee Report: John Lundberg

The following proposals were made and agreed to by unanimous consent:

- Place rip rap in the drainage ditch on Crooked Creek to slow the flow of water;
- Place rip rap on the side of the road near the Piney Green stop sign to prevent further deterioration of the edge of the road;
- Take excess gravel deposited at the dock area and place it on the side of road near the Monte Vista entrance where people are parking and wearing away the grass.

Policy & Bylaws Report: Tracy Usry

- It was agreed by unanimous consent that our covenants and bylaws are consistent with Virginia State Law regarding home-based businesses.
- Michele Robinson moved to have a dedicated meeting to review bylaws and covenants and propose changes to be considered at the next annual meeting. Second-Tracy Usry. Motion adopted by unanimous consent

ACC Report: Michele Robinson: (ACC Report attached)

Recreational Easement Committee Report: Elizabeth Buckley (Recreation Easement Report Attached)

- Dave Fedorchak moved to place railroad ties along the perimeter boundary of the Recreational Easement; second-Tracy Usry; motion adopted by unanimous consent.

Entryway Committee Report: John Lundberg (Entryway Committee Report Attached)

- Report included is proposal for renovation of garden surrounding "The Meadows" entryway sign at Dahlgren Road and Monte Vista.
- Tracy Ursy moved to combine the Piney Green Entryway Committee with the Monte Vista Entryway Committee. Second-Dave Fedorchak Motion adopted unanimously.

New Business

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- Tracy Usry moved the minutes continue to reflect the name of the board member seconding a motion; second-John Lundberg; motion adopted.
- Tracy Usry moved to have BOD members read and familiarize themselves with the Virginia Statutes Property Owner's Association Act in preparation for discussion at the next meeting. Second-Dave Fedorchak.
- Michele Robinson moved to post "The Quarterly Assessment Newsletter" from the law firm Chadwick, Washington, Moriarty, Elmore and Bunn P.C on the Association's website; second-Tracy Usry; motion passed by unanimous consent

The next meeting is scheduled for 9:00am Saturday, May 7, 2016 at Coldwell Banker Elite King George Office.

The meeting adjourned at 12:04pm

Elizabeth F. Buckley Secretary