

## Minutes

### Board of Director's Meeting

November 3, 2012

**Members in Attendance:** Dick Asbell 14, John Lundberg 13, Clark Ackerman 13, Jim Hanson 13, Jim Buckley 14, Vic Balasi 15, Michele Robinson 14. Others: Rocky Wells, Toni Ackerman.

**Review of Minutes:** A motion to accept the September 15, 2012 BOD minutes as written was made by Jim Hanson, 2nd by Clark Ackerman and passed unanimously.

**Old Business:** There was no old business.

**Financial Report:** (Rocky Wells) The financial report was presented and discussed. Collection is current except Lot 31A for \$879.00 (amount accrued from bankruptcy until foreclosure). Discussion conducted relative to likelihood of recovering monies owed and the general consensus was that the outcome was uncertain but not likely. Additional lawyer fees would be required to pursue the case which would result in additional expenditures with little chance of recovery.

A motion to terminate attorney activity Lot 31A account for \$879.00 and write off as a bad debt to be reported at the next Annual Meeting, was made by Dick Asbell, 2nd by Jim Hanson and passed unanimously. Consequently, treasurer will direct attorney to stop collection procedure such that further lawyer charges for tracking will not be accrued.

**Road Committee Report:** (Jim Hanson)

- Cold patch is available - contact Jim Hanson. Pot holes patching continues
- Crush and run is available at the dock area.
- Tree trimming on roadsides maps with highlighted areas that need cut back were passed out. A discussion followed about shredder rental and procedure of workdays. Team leaders were assigned for the weekend of Nov 10, 11, 12. Team leaders to coordinate volunteers with work to begin Saturday, Nov 10 at 10am. Common sense applies and safety is the primary concern. Wear protective gear and make sure mechanical items are fueled and in good working order.
- Michele to send out current address list to board members to use

in recruiting volunteers for trimming project.

**Common Area:** (Jim Hanson)

- Graffiti on pier has been removed.
- Maintenance continues at entrances.

**Architectural Control Committee:** (Dick Asbell) No report.

**Covenants and By-Laws:** (Dick Asbell) Follow-up letter for covenant violations has been sent. A plan for resolution for current outstanding violations from the property owner is required to address violations with long term execution to ensure the issue is resolved.

**Website:** (Rocky Wells) The virtual phone system is up and working. Rocky will post phone numbers.

**New Business:**

- A motion to accept the Virginia Common Interest Community Board (CICB) complaint procedures as modified for the Meadows at Dahlgren and presented to be posted on website was made by Dick Asbell, 2nd by Jim Hanson and passed unanimously.
- The Meadows at Dahlgren has no authority in areas where Kudsu is growing adjacent to Route 206. If it becomes an issue for the Meadows, State and County authorities can be contacted.

**Annual Meeting:** Tentative date will be the last weekend in February. Items for the annual meeting will be discussed at the next meeting of the BOD.

A motion to adjourn the meeting was made by Michele Robinson, 2nd by John Lundberg and passed unanimously. The next meeting of the BOD will be held on January 12, 2013 at 9am in the home of Dick Asbell, Lot 95A-2.

Respectfully Submitted,

Toni Ackerman  
Secretary