

Minutes
Board of Director's Meeting
September 15, 2012

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

Review of Minutes: A motion to accept the July 21, 2012 BOD minutes as amended was made by Jim Hanson, 2nd by John Lundberg and passed unanimously.

Old Business:

- Liability insurance has been paid and is current. Rocky will send a copy to the King George County School Board.
- School bus routes have been approved.
- Vic Balasi, Lot 117, asked for a Port-a-potty to be provided by HOA for the Community Party he is hosting. A motion to reserve a Port-a-potty for \$105 by October 10 was made by Jim Hanson, 2nd by Jim Buckley and passed unanimously.

Financial Report: (Rocky Wells) The financial report was presented and discussed. One lot has not paid for 2012.

- Attorneys state that courts have not upheld HOA BOD authority to charge late fees without specific language in the Governing Documents granting this authority. Our Governing Documents do not provide this specific authority. The Treasurer recommends removal of the late fee from the Association's billing procedure based on this opinion.
- Consequently, the lien process was discussed relative to the current collection process and timeline. A draft of an overall collection policy with event driven dates will accelerate the current policy by three months to ensure timeliness and assessment payment within the HOA. The final policy will be placed in the HOA homeowners packet and on the website and will read as follows.

Assessment Collection Policy for The Meadows at Dahlgren Homeowners' Association

Annual and Special Assessments established in Declaration of Covenants for The Meadows at Dahlgren Homeowners' Association. The Annual Assessment is due on March 1st of each calendar year. Special Assessments due dates are generally billed NET 60 days from billing date.

The Meadows at Dahlgren Homeowners' Association Bylaws stipulate that any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the maximum rate allowed by laws of the State of Virginia, and the Association may bring any action at law against the owner personally obligated to pay the same or foreclose the lien against the property and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment.

It is the Policy of The Meadows at Dahlgren Homeowner's Association, as established by the Board of Directors on September 15, 2012, that an annual simple interest rate of 8% shall be applied monthly to all delinquent accounts in accordance with the Bylaws, beginning from the first day of delinquency until the balance is paid or the debt is discharged by the Courts. Any account delinquent for more than sixty (60) days shall be referred to a collection agency and a lien placed against the subject lot. All legal fees and costs incurred during the collection process and perfection of the lien will be added to the assessment.

- A motion to accept the Assessment Collection Policy for The Meadows at Dahlgren Homeowners' Association was made by Jim Hanson, 2nd by Vic Balasi and passed unanimously.

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.
- Road resurfacing estimate from Barton & Boyd is \$208K
- Measurement that should remain constant of main roads is 18 feet; secondary roads are 10 feet.
- Additional work for Island View Road was discussed.
- There was a discussion about tree trimming on roadsides. Jim Buckley will estimate workload for Piney Green area; Vic Balasi will estimate work load for the rest of the community. Both will report to Jim Hanson within 2 weeks of this meeting. Jim Hanson will get information on all equipment needed. Target date is weekend of November 10 - 12.

Common Area: (Jim Hanson)

- Maintenance continues at entrances.
- Graffiti has appeared at the pier. The last 2 boards on the pier need replaced. Jim Hanson will do this job.
- Signs on Piney Green Road are scratched.

Architectural Control Committee: (Dick Asbell)

- Lot 33 is approved for a pier with all appropriate permits issued.
- Lots 13 and 15 are approved for new home construction.

Covenants and By-Laws: (Dick Asbell) First letter for covenants violations did not result in any response. A 2nd follow-up letter has been drafted. The HOA BOD actions will depend upon response to the follow-up letter.

Website: (Rocky Wells) A report was made about a Virtual Phone for contact from members for complaint procedures. Rocky recommends the cheapest service for the simplest features. A motion to purchase this service as recommended for a Virtual Phone at \$10/mo was made by Jim Hanson, 2nd by John Lundberg and passed unanimously. This information will be placed in the HOA homeowners packet and on the website.

New Business: There was a discussion about Rails to Trails in King George County. The HOA BOD takes no position on this issue as it is a private property matter external to The Meadows at Dahlgren HOA.

A motion to adjourn the meeting was made by Jim Hanson, 2nd by Clark Ackerman and passed unanimously. The next meeting of the BOD will be held on November 3, 2012 at 9am in the home of Jim Hanson, Lot 12.

Respectfully Submitted,

Toni Ackerman
Secretary