

Annual Meeting Minutes

JD's Conference Center

Dahlgren Naval Base, Dahlgren, Virginia

February 26, 2000

Board members present: Waldon Jue (Lot 24), Rocky Wells (Lot 59A), Paul Lyon (Lot 7), Mary Ann Cummings (Lot 87) Dave Harry (Lots 78/79), John Schmutte (Lot 31B) and Robert Murray (Lot 105A)

Waldon Jue, Board President of the Meadows at Dahlgren Homeowner's Association, presided over the annual meeting and gave an overview of what was to be presented

The secretary, Larna Wells, read a roll call; those in attendance numbered 42

Review of minutes

- Waldon Jue read the minutes from the last annual meeting (February 13, 1999). A motion by the board was made to accept the minutes. The motion was seconded and carried
- There was a review given of the current officers and their terms then Waldon opened the floor for nominations for the current vacancies on the HOA board. There were no nominations from the floor and a motion was made to close the nominations. Motion carried. Waldon stated the governing principles and core values of the board as follows: 1) Representing and working for the property owners, 2) Protecting the interests of the property owners; 3) Maintaining an open and clear communication with the property owners.

Annual Report

- Paul Lyon was commended by Waldon for the organization and research he had done with Bluegreen and their representative concerning the collection of dues. A review of the expenditures was given and the budget was reviewed

Road Committee

- Waldon acknowledged Mary Ann Cummings and her committee for their hard work and efforts in getting the roads up to standard. Waldon discussed the board's long-range plans for the roads

Architectural Review Committee

- There are currently thirty-seven homes constructed or under construction in the Meadows. The committee's duties have shifted to covenant compliance.<

Nomination Committee

- Waldon commended Dave Harry for his organization and work in the HOA Board election process

Election Announcement

- The election procedure was done by mail-in ballots. Laurel Jue, Twyla Dotson and Ann Lyon counted those ballots at the meeting. After the annual report the election results were given.

- The vote tally was as follows: Dave Harry (50), Dick Bly (35), Dick Asbell (21), Marvin Williams (12) and Robert McNeely (2). Dave Harry and Dick Bly were elected by the HOA to fill the vacant board positions and Waldon welcomed them to the board

New Business

- Waldon opened the floor for questions and discussion. Topics brought up by various property owners were as follows
- Resurfacing of the roads, cleaning up the edges of the road, and the possibility of widening the roads.<br
- Board response: The maintenance of the roads and the edging is a two-step process. The board is collecting bids from companies on the 1) the upgrading of the roads, (2) the resurfacing of the roads and (3) the edging and mowing along the sides of the roads.
- The status of the Owens Road back entrance.
- Board response: The board thanked Karen Iannicelli for her background research into the Owens Road connector situation. Talks with the property owner across from the entrance (for access) are ongoing. Gravel has been laid down so for emergency vehicle access only
- What is the possibility of VDOT coming in and maintaining the roads?
- Board response: The roads do meet VDOT standards but due to time constraints, this issue has not been researched in full.
- Concerns were raised about publishing the directory on a website, due to security reasons.
- Board response: The board views the website as a communication tool. The authorization form, which was enclosed with the ballot mail out, gives the lot owner a choice of publication or non-publication. It is prudent; however, that lot owner information as well as a map of the area be made available for emergency vehicles.
- CSX right-of-way issue and what it means to the HOA.
- Board response: The board's official response to the CSX is the following resolution: The Association is opposed to any county thoroughfare, recreation area or utility easement through this subdivision. Accordingly, the Association is opposed to any development of the CSX railway and endorses removing all references for use of the rail right-of-way in the Draft Comprehensive Plan for both a parkway and/or recreational use.
- Posting of private property signs throughout the community.
- Board response: Approval for ordering signs throughout the community was approved at the October board meeting.
- Objection to trash containers on the streets.
- Board response: The board will take this under advisement.
- How long would the Somerset model home be there, specifically their signs?
- Board response: The covenants do prohibit retail businesses, but Bluegreen had given permission to Somerset for establishing a model home with an unending date. John Sykes, a representative of Somerset and a lot owner, informed those in attendance that the model home would be there for another year or so.
- The construction site on Lot 21 that is unsightly.
- Board response: The board views lot 21 as in violation of the covenants and has written a letter to said lot owner requesting the removal of the trailer and dumpster.

- Status of the school bus transportation issue.
- Board response: This is a local politics issue and the board is keeping communication open with those involved.
- HOA's liability on the access roads.
- Board response: The road signs that will be posted at the front entrance and throughout the Meadows will establish some protection.
- The presence of ATV vehicles in the Meadows and the possibility of issuing them HOA stickers for identification. In addition it was recommended that there be a statement of policy for their use within the Meadows.
- Board response: Those using ATVs are advised to stay within their property limits. The board will take these concerns under advisement.
- Due to the liability issue for the HOA in owning the canoes located at the common area, there was a suggestion for a silent auction with the proceeds to enhance the common area. The minimum bid per canoe was established at \$200.00. Treasurer, Paul Lyon, prepared the silent bids and collected them. He announced those having the highest bids will be notified via email or phone call by the HOA treasurer

A move for adjournment was made. The motion was seconded and the annual meeting of the Meadows at Dahlgren Homeowner's Association was adjourned