

Minutes
The Meadows at Dahlgren
Annual General Membership Meeting of the Home
Owners' Association
March 6, 2004

The Association President, Dick Asbell, called the meeting to order at 10:18am, with a roll call taken at the entrance door. A voting quorum of 30% was established and 43 lots were represented. All HOA members in attendance were welcomed.

Review of Minutes:

The minutes from the 2003 Annual Meeting were read. A motion was made by Tony Hermes, Lot 35, to accept the minutes as read, seconded by R. J. Williams, Lot 36, and passed unanimously.

Introduction of Current Board of Directors, Officers and Committee Chairmen:

A brief review of HOA governing principles/core values and objectives was presented. Nominations from the floor were requested for the Board of Directors and the Architectural Control Committee. There were no nominations from the floor. A motion was made by Tracy Usry, Lot 25, to request that nominations from the floor be closed for the BOD and ACC available positions, seconded by Tony Hermes, Lot 36 and passed unanimously. Ballots were collected from those who had not previously voted via mail.

Annual Report:

A review of the calendar year 2003 Administrative Action Activities was presented to include:

- Updated membership contact information;
- Dues collected, financial actions and results;
- Pursued legal actions and results;
- Pursued road repairs and results;
- Ensured votes to pass and incorporate Covenant and By-Law changes per HOA vote;
- Wrote and released newsletters;
- Updated the website.

There was no discussion of these issues.

Road Committee: (Dick Bly)

It was reported that the following activities either would occur or had been completed by the road committee:

- Obtained quotes and awarded contracts for repairs.
- Registered names for access roads.
- Re-graded eroded roads.
- Repaired road shoulders.
- Continued to investigate opening Owens Road as an additional entrance.

Expenses associated with road repair were discussed.

Common Area: (Harry Meese)

Mowing roadsides and common areas continues.

Long range plans:

- The dock area is on hold due to cash flow and concern relative to theft of landscaping materials.
- Better security and cleanup should be established within the community.

Security and Safety:

Quantity of traffic and trespassers continues to be a problem.

Reasonable speeds and compliance at stop signs are expected on our roads.

Architectural Control Committee: (Anne Lyon)

As of this date, 77 homes have been constructed; 16 homes are under construction; 29 lots are vacant. All members were reminded that you need HOA ACC approval before beginning construction of a house, fence, barn, shed or to clear trees. Covenants have been and will continue to be enforced. The ACC asks for voluntary compliance, but will issue violation notices and will recommend legal action to the Board of Directors as a last resort.

Nominations Committee:

Nominees were recruited to replace two Board of Director members and one Architectural Control Committee member with expiring terms. A

ballot was created and mailed. The election was conducted in accordance with established procedures. All ballots received were counted and verified.

Covenants and Rules Committee:

No covenant changes have been provided for review or vote. No new rule changes have been proposed or adopted.

Article II, Section 7 "Animals" was reviewed to encourage compliance.

Article II, Section 8 "Lot Appearance" was reviewed to encourage compliance.

Article II, Section 9 "Recreational Vehicle, Boat, Etc. Storage" was reviewed to encourage compliance.

Website: (Rocky Wells)

Website address is <http://the-meadows.org>

Registration is limited to The Meadows property owners. An email address is available to those who are interested.

Membership Involvement

The Home Owners' Association needs volunteers from the community to be members on all committees.

Financial Report

The 2003 Budget was reviewed. A discussion followed about road maintenance, Owens Road entrance, the common areas and landscaping.

Election Results

The results of the election were announced. Dick Post, Lot 93, and R. J. Williams, Lot 36 were elected to the Board of Directors. Dave Zimmerman, Lot 41, was elected to the Architectural Control Committee.

Old Business

There was no old business.

New Business

There was no new business reported.

Questions asked from the floor as follows:

- Who is responsible for clearing tree damage from last year's Tropical Storm Isabel? Each individual lot owner is responsible for damage to his/her own lot.
- Can the dead/damaged tree at the dock area be removed for the safety of the common area users? A letter to owner of Lot 37 will be drafted by the Board of Directors asking for permission to remove the tree.

Adjournment

A motion was made by Frankie Hannah, Lot 107A, to adjourn the Annual Meeting of the Home Owner's Association, seconded by Kristina Usry, Lot 25 and passed unanimously. The meeting was adjourned.

Respectfully submitted,

Toni Ackerman

Secretary