

**Meadows at Dahlgren Homeowner's Association**  
**Board of Directors Meeting Minutes**  
**June 4<sup>th</sup>, 2016**

The regularly scheduled monthly meeting of the Board of Directors of the Meadows at Dahlgren Home Owner's Association was held on Saturday, June 4th, 2016 at 9:29am at SDC, Dahlgren, the President , Tracy Usry (18) being in the chair and the Secretary being present. Board members in attendance: Dale Breer (19); John Lundberg (17); Sharon Poole (19); Michele Robinson (17); and Paul Showalter (18). Members in attendance: Brad Love and Jim Buckley. The minutes of the last meeting were approved.

**Discussion of Secretary's Duties:** Following a discussion of Article 8, Section 8 paragraph C of the Bylaws, and sections on voting procedures described in *Robert's Rules Of Order* Tracy Usry moved "To record individual votes by roll call." Second by Sharon Poole; the motion passed unanimously.

Michele Robinson made a motion "To restrict Board of Directors meetings to two hours with a call for a vote for fifteen minute extensions." Second by Sharon Poole; the motion passed unanimously.

**Treasurer's Report:** Dick Asbell

- o Balance on hand: \$215,096.99
- o Expenses Easement NRE 5,527.07
- o There are two delinquent accounts that have yet to pay annual dues.
- o A discussion of three insurance quotes for the Association obtained by Dick Asbell elicited various questions regarding requisite insurance coverage expressed in our Bylaws. Also discussed were the merits of insuring structures in the Common Areas and adding Workman's Compensation coverage as recommended by the HOA lawyers. The Board of Directors is not satisfied with the service provided by our current insurance agency and is considering switching companies. Dick Asbell will continue to gather information on coverage and pricing for various companies and report back to the Board of Directors. The current policy expires in August.

**Standing Committee Reports:**

**Road Committee Report: Tracy Usry**

- o Jim Hanson resigned from the Road Committee. He intends to fulfill his promise made to select neighbors on his road to spray the roadside with herbicide in front of their houses. It was proposed the Common Area Maintenance Committee assume the duties of the Road Committee.

**Policy & Bylaws Report: Jim Buckley**

- o The committee recommends when the BOD specifies the assigned function and duties of the newly formed Common Area Maintenance Committee that it initially be taken verbatim from the "Supplement to the Declaration" Sections 1and, 3. He further suggested, per the Supplement, follow on duties, authorities and responsibilities for the committee should then be agreed by the Board and communicated by resolution.

**Panorama Trail Committee Report Tracy Usry**

- o Mike Blake of Welford Engineering will meet with the King George County Community Development Office Wednesday, June 8, 2016 to discuss the results of the survey.

**Entryway Committee Report: John Lundberg**

- o Plants for the entryway gardens were ordered. John Lundberg and Jim Ross will plant them when they become available.
- o Jim Ross and John Lundberg will remove the residual Crepe Myrtles form the entryway garden

**Unfinished Business**

- o There was continued debate on Jim Buckley's proposed resolution on the use of firearms and archery tackle on the Recreational Easement and Panorama Trail Easement. Debate is focused on whether or not the HOA can legally create rules which prevent someone from hunting on or across an easement

which happens to be on their property. Questions about liability due to increased activity were also considered. No motion was proposed.

**New Business**

- Tracy Usry made a motion "To refer the snow removal contract 2017 action to the Common Area Maintenance Committee." Second by John Lundberg; the motion passed unanimously.
- Michele Robinson made a motion "To initiate a spraying program to control wiregrass on the roads." Second John Lundberg ; The motion passed unanimously.
- Jim Buckley alerted the BOD of the sudden and very pronounced appearance of gullies down the Panorama Trail easement. These gullies are caused by a recently replaced culvert under Matt Dulin's driveway at the end of Crooked Creek. The culvert was installed in a manner as to direct run off towards the center of the trail rather than continuing straight into the drainage ditch along the side of the trail. There was debate about the urgency and level of importance that should be assigned to this matter. Tracy Usry will contact the King George County Community Development Office for guidance as to how to properly proceed and if permits are needed.

The next meeting will be Saturday, July 9, 2016. Location TBD

The meeting adjourned at 12:00pm

A handwritten signature in blue ink that reads "Elizabeth F. Buckley". The signature is written in a cursive style with a large, looping initial "E".

Elizabeth F. Buckley Secretary