

08 August 2018

Board of Directors Meeting

Members Present: Clark Ackerman (21), Tracy Usry (21), Dave Cullum (20) Michele Robinson (20), Dale Breer (19), Sharon Poole (19).

Board Member absent: Dave Fedorchak (19)

Association Members present: Brian Riley

1. Call to order at 8:07 AM
2. Public Comment: Michele Robinson mentioned water testing program going on in King George County.
3. Previous Minutes:
  - a. 19 May 2018
    - i. Clark Ackerman noted that dock movement should reflect one foot (1') above normal position, rather than two feet (2') as reflected.
    - ii. Clark Ackerman noted that the minutes indicated the money paid for the "Rip Rap" was supposedly for Panorama Trail and the excess was used for a culvert. If the use of the excess was discussed it didn't make it into the minutes. No change needed, simply need to be more accurate.
    - iii. CAM Report – regarding driveway down to pier to determine if it can be utilized for the purpose – should be shifted to "New Business."
  - b. June 1, 2018:
    - i. Time reflected for meeting called to order should reflect "PM"
    - ii. After reading Email for Road improvement decision if any issues, forward to Dave Fedorchak.
4. Treasurer's Report (Dave Cullin)
  - a. Three lot owners have not paid dues, will forward to Collection Agency. Suggested to contact Kristina Usry (Lot 25) to understand process, former attorney at collection agency.
5. Architectural Control Committee (Michele Robinson)
  - a. A. Two requests:
    - i. Lot # 8 requested approval to install a pool – approved
    - ii. Lot # 50 requested to remove some trees encroaching on septic and to install a shed – approved.
    - iii. Discussion to ensure ACC minutes are to be completed and posted in the required time frame.
6. Common Area Maintenance Committee (Brian Riley):
  - a. Panorama Trail
    - i. Huge hole on trail needs fixing.
    - ii. Will provide proposal for remediation of Panorama Trail
  - b. Dock Area
    - i. Wooden steps for dock area need replacement – will provide associated costs
    - ii. Dock needs to be resealed – will provide estimate for repair

7. Road Committee (Dave Cullin / Tracy Usry)
  - a. Roads
    - i. Work on-going on areas identified previously
    - ii. Additional work done in some areas as more required than initially determined
    - iii. Estimates being provided by Potomac Paving for additional work that needs to be done. Some not identified, some occurred after initial needs determination and after contracts signed.
8. Old Business
  - a. Boat Ramp
    - i. Clark Ackerman stated that he spoke with representatives from both the Army Corp of Engineers and the State/County representatives regarding driving on the boat ramp and adjacent to the dock area. Both representatives indicated they personally would not have an issue with driving in those areas but provided no citation for use.
    - ii. Tracy Usry indicated he would contact the county to determine if there is a citation regarding approval or if authorization would be provided. Continued until next meeting.
    - iii. Michele Robinson checked with the Community Dev Office. Rick Herron, Dave ?, and Kyle Conboy (GIS master) confirmed that the driveway can be used for motor vehicles on the "Dock" Recreational easement;
    - iv. Additionally, it can be graded, stoned, chip & tar, or paved without a permit if desired.
  - b. King George County Schools Bussing Information
    - i. Michele Robinson provided necessary information to King George County Schools based upon the responses received from the KG bus survey conducted via internet and phone to the HOA.
9. New Business
  - a. Dale Breer brought up the need to publish rules for use of common property. He cited the "Bylaws The Meadows at Dahlgren Homeowners Association Article VII Powers and Duties of the Board of Directors, Section 1. Powers, a. "Adopt and publish rules and regulations governing the use of the Common Properties and facilities, and personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof." He indicated there should be a specific document citing all the rules, regulations, and penalties rather than simply addressed in various operating documents of the HOA.
  - b. Dale Breer made the following motion to support this: **"Create, adopt and publish the required document to meet the required responsibility of the Board as outlined in Article VII, a of the Bylaws."** Motion was seconded by Tracy Usry and vote held. Four votes in favor of the motion- Dave Cullin, Tracy Usry, Sharon Poole, and Dale Breer. Votes against the motion – Michele Robinson, Clark Ackerman. **MOTION PASSED.** Dale Breer indicated he would take responsibility for the project and present a draft to the Board for discussion in the future.

- c. Motion made to continue the meeting until at least 11:00 – Vote was held – all present in favor. **MOTION PASSED.**
- d. Request from Joe Silber, Lot Owner No. 111 for the HOA to reimburse him for tree removal on Timber Trail that blocked his ingress/egress from his lot. He had requested reimbursement from the Moffit's for the cost of removal as the tree was from their lot no. 112, however, the lot owner refused.
  - i. Motion was made by Michele Robinson to **“Have the HOA pay for the tree removal and bill the lot owner 112 for cost as the tree came from that lot and the lot owner refused to pay.”** Motion seconded by Tracy Usry. Vote was held – All present were in favor. **MOTION PASSED.** Rationale used to determine financial responsibility is contained in the “Declaration of Protective Covenants of The Meadows at Dahlgren” Article II, section 17 which states in part “Each property owner shall be responsible for repair of any damage to roads in the Subdivision, resulting from the willful or negligent acts of himself, or his agents....” Road wasn’t cleared. Responsibility of Lot owner # 112.
- e. Need to complete 5-year Capital Reserve Study. Included should be roads, culverts, Dock, and other common areas.
- f. Recreational Area:
  - i. Non-recreational easement area on Lot # 37 is being used for parking. Need to section it off from the easement area. Decided to put up “T” stakes to separate the two areas. Motion made to allow for the purchase of 5 or 6 “T” stakes not to exceed \$100.00. Motion Made by? Seconded by Dave Cullin. Vote held – all present in favor. **MOTION PASSED.** Tracy Usry will purchase stakes, Clark Ackerman offered assistance in placing the stakes in the ground.
- g. Weed Spraying in Sub Division.
  - i. Tracy Usry brought up the need to spray not only the sides of the roads but in many instances the roads themselves to kill grass/weed encroachment. Clark Ackerman asked for draft, Tracy Usry volunteered to create draft.
- h. Next Meeting planned for September 15 at 0900 at Tracy Usry’s home, 3851 Edwards Drive, King George, VA. **ADULTS ONLY.**
- i. Motion to adjourn at 10:48 by Dave Cullin, seconded by Michele Robinson. All in favor. Meeting adjourned.