



**Regular Scheduled Board of Directors Meeting, 8 Jan., 2022
Smoot Library, King George, 10:00 am**

Board members in attendance: Vic Balasi, Dick Asbell, Brian Riley, Jim Hanson, Johnnie Moore, Dale Breer, Billy Hales

Board members/officers not present: Dave Cullen, Treasurer

Association members in attendance: Frank D'Angelo (acting Secretary), Charlie Tamez (Lot 115)

1. **Call to order:** The President, Vic Balasi, called the meeting to order at 10:07 am.
2. **Opening /Public comments:** No public comments were made.
3. **Motion:** Jim Hanson made a motion to approve the minutes from the previous BOD meeting: Dick Asbell seconded the motion. Brian Riley abstained and the rest of the board voted to accept. Motion to approve passed.

4. Officer Reports

- a. **Treasurer's report/Dave Cullen** (Dave was not present, but provided a written report with the following information):

- i. Status of 2021 dues and past collections:
 - a) One homeowner owes dues for 2021 in the amount of \$600.00
 - b) One homeowner has past dues of \$404.17. No liens have been filed on this property.
- ii. Status of outstanding liens:
 - a) Lien on Lot 37 has been researched and will be released
- iii. Status of Darbie and Sons collection effort:

Balance owed remains at \$5885. No contact with Darbie and Sons and the HOA since prior to the holidays. The Board agreed to allow Jim Hanson to continue the current working relationship w/ Darbie and Sons to recover the remaining balance, as court and legal costs would severely impact the cost of recovering the remaining amount owed.

- iv. Transition to new Treasurer, Andy Bunch

Motion: Brian Riley made a motion to approve Andy Bunch as the new HOA Treasurer. Johnnie Moore seconded the motion. All board members approved. Motion passed.

- v. **2022 Annual Dues:**

2022 Invoices mailed out Jan 4th, 2022

- b. **Roads Committee/ Jim Hansen**

- i. Road Resurfacing results – Vic Balasi presented a summary of conditions and observations identified by him and/or reported to the BOD regarding concerns with the quality and thoroughness of the contract's efforts:
 - Significant excess gravel was applied to and has accumulated along the edges of the roadsides throughout the community



- Pre-treated areas and most of Edwards Drive seem to have been properly resurfaced; the remainder of the roads do not appear to have been properly resurfaced.
- There was general agreement among Board members that we should establish a firm timeframe of summer to early fall months for future road resurfacing to ensure temperatures are appropriate for the chip & tar process.
- Dick Asbell recommended that future Boards consider the prior road resurfacing contractor, Barton and Boyd, based on the effectiveness of their work.
- Dale Breer reminded the Board that the erosion of the areas at both ends of the C-16 culvert at the corner of Panorama and Edwards Drive still needs to be addressed.

Motion: Brian Riley made a motion for the BOD to establish a “hot wash” discussion with the Paving Contractors; identify the community’s concerns, and potentially have some work re-done. Johnnie Moore seconded the motion. BOD members’ approval was unanimous. Date TBD.

ii. **Snow Removal**

- As required by the new snow removal policy, voted by the HOA community; the snowplow contractor was contacted by the HOA when snow accumulation reached a point where services were required.
- Due to customers with priority, broken contractor equipment, stuck/abandoned cars and fallen trees in our community, complete snow removal for the community was delayed to the following two days after the snow fall.

iii. **Caution Signs**

- Jim Hanson and Vic Balasi plan to install the new caution signs on Monte Vista at the curve near Bogart Landing in the near future.

c. **ACC Report / Brian Riley**

- Lot 116 has applied for a Pole Barn to be built. ACC has not received a copy of the permit but has granted provisional approval.

d. **Common Area Maintenance / Frank D’Angelo**

- Common Area committee to plan and advertise a Spring Clean-up day- TBD. Neighborhood notification signs need to be updated to support Spring Clean Up
- Common Area committee to plan for entrance sign and plantings
- Common Area committee to review proposed work projects and report to the BOD a proposed schedule and projected costs, for BOD approval, prior to starting any work.

5. Board Standing Business Items

- a. **Covenants / By-Laws Issues** – None to report
- b. **Legal Actions** – None to report
- c. **Homeowner communication** – None to report
- d. **Webmaster** – Per Board recommendation, the HOA insurance policy has been posted to the website. Additional postings of relevance to the HOA will be added as they are identified.



6. Unfinished Business

- Grasshopper snowplowing contract – Vic Balasi has contacted Grasshopper prior to both snow events that occurred in the first week of January 2022 and made a joint decision on plowing of the Meadows roads. Grasshopper has agreed to the same hourly rate of \$95 per hour that they have charged for about the last 20 years. Discussion ensued regarding the process for making decisions on snow plowing. The Board discussed the policy passed at the 2021 HOA Annual Meeting with the possibility of revisiting the policy.
- Rear entrance to the Meadows – The Board unanimously agrees there is no “rear entrance to the Meadows”, the road is privately owned, use of that road is a matter between private citizens and is not a consideration for the BOD or the HOA.
- A draft policy for The Meadows at Dahlgren Common Area Maintenance Committee and Road Committee Duties was distributed at the 11/27/21 BOD Meeting for further discussion at the Jan 2022 BOD meeting. Due to lack of agreement on the content of the draft policy, Vic Balasi offered to review/revise some of the language in an effort to achieve his objective of creating documentation to establish written guidance for these committees.
- Diseased Tree, Lot 80, Panorama Drive - During the fall clean-up assessment a large diseased tree was identified as being a hazard to the community, and Dick Asbell made a call to Dominion Electric to come and evaluate the tree for consideration for removal. Following the Jan. 3 snowstorm, Dale Breer spoke to a Dominion contractor that was in the neighborhood and directed them to the tree for evaluation. The contractor decided to “top” the tree that day. The diseased trunk of the tree remains but is no longer a threat to the power lines. The general consensus of the Board was that the tree is not an imminent hazard to HOA membership.

7. New Business

- Date and location of the Annual Membership Meeting, Board and ACC positions to be elected – Date currently projected to be Saturday, 26 February 2022. Location TBD.
- Vic Balasi reiterated his continuing objective to establish documentation on Board officer duties and responsibilities and Board processes to create a foundation for how the Board conducts business. The purposes are to ensure all Board responsibilities are known and addressed and to streamline the learning curve for new Board officers.

8. Next Board Meeting site/Date

The next meeting of the Meadows Board will be on Sat., Feb 5, 2022 at the Smoot Library beginning at 10:00 a.m.

9. Adjournment

Motion: Jim Hanson made a motion to adjourn the meeting, Billy Hales seconded. Approved unanimously by the Board.