

Dawson Ranch Homeowners Association Board of Directors

Date	Time	Location	Leader & Agenda	Recorder & Minutes
02/02/2023 Thursday)	5:00 PM	Virtually (video and phone)	Peggy	Kathy
Participants				
<input type="checkbox"/> Misty Garman (AA)	<input type="checkbox"/> Bill Moore (AA) X	<input type="checkbox"/> Jim Windham X	<input type="checkbox"/> Sara Dolph (AA Coord) X	
<input type="checkbox"/> Kathy Worthington – Secretary X	<input type="checkbox"/> Peggy Rath (Chair) X	<input type="checkbox"/> Mike Gromowski	<input type="checkbox"/> Nina Barlow – Treasurer X	
<input type="checkbox"/> Monika Brackett (AA) X	<input type="checkbox"/> Jim Moore			
Guest(s): None				
	Activity / Topic (Responsible)	Comment / Action / Decision / Follow Up		Time
A	Adoption of Agenda - Approval of Jan minutes - All	Approved Approved		5:00 – 5:05
B	Treasurer’s Report - Nina ➤ Vonage - HOA Phone # - Peggy ➤ Tax Return ➤ The process continues of getting accounts in HOA name vs Mike’s 😊	–214 Members–biggest expense software improvements –Will change to free Google line. Number will change so date and Time to be determined. –Tax return will be sent after review		5:05 – 5:15
C	Old Business: ➤ Annual Meeting - Kathy ➤ Trail work update – Mike - completion of new trail signs ➤ HOA Entrance signs? – What’s next? -Jim M- ➤ Tree/Limb/Branch Pickup – Jim M ➤ Need to find a new atty - Peggy ➤ HOA files- Transfer files from personal computers - Peggy– ➤ Membership — Jim W ➤ Dawson Website/Database/Infrastructure - Peggy– ➤ Welcome to Dawson – Peggy ➤ HOA FB Page – has it been deleted? - Mike–	–Will have cocktail hour at rented sight. Inwive current and nonmembers. –"Mike’s Trail" will be a small area close to his house. –83 signed up so far. –Peggy and others interested to interview 2 referrals –A reminder –Up to date –Work continues on new page. Jim W working with contractors who want to be listed on potential discounts –		5:15 – 5:30
D	New Business: ➤ Bylaws that need updating - Peggy ➤ Next Door HOA Group – Jim W ➤ Community E- News – How often to send out – Peggy ➤ Increase of HOA Dues -	–tabled until Mike is present –Currently ~90 members. Will continue to update. –To send out monthly. –Tabled		5:30-5:45
E	Compliance Review & Updates (AA Coordinator – Sara)-- ➤ Covenant Agreements of old	–4 resolutions to issues. 28 issues, mostly on watch list –There is a file of exceptions to covenants. Will continue list as needed.		5:45-5:55
F	Open discussion (All)			5:55-6:00
G	Adjourn	Adjourned at 5:55 pm		6:00
Next Meeting:				
Date	Time	Location	Leader & Agenda	Minutes
Thursday, Mar 2, 2023	5:00 PM	Virtual	Peggy	Kathy