

**Minutes of the Dorsey's Search Townhouse Condominium Association, Inc.
T/a the Greens at Fairway Hills
Board of Directors meeting
August 19, 2007 at 5606 April Journey**

Directors present: Karen Morrissette, Lesley Riley, Tom Stanges, James Dillingham

Residents Present: Kristin Stanges 5732; Christina McGlosson-Wilson 5543; Anthony Bethea 5734; Kjeld Jensen 5612; Jerry Budai 5537; Anshu Sinha 5670

Management Company representative: None

Open Forum: No issues were raised.

The meeting was called to order at 7:10 pm. All Board members have approved the August 2007 minutes and they have been posted to the Association's website.

Report of the Property Manager: N/A

President: Karen Morrissette reported as follows:

1. The property manager has sent us two bids for pavement work and curb painting. We await a third bid so that the Board can select a vendor and have the work done this fall.
2. General information/advice went out to all owners in the last mailing concerning the architectural surveys which were completed. Hopefully this information clears up some issues and assists owners in having the work done on their homes.
3. The Board has reviewed the last 15 months of the community's water bills. Problems with one multi-home bill and several individual house bills continued over the 15 month period and, in some instances, have escalated over the 15 months. Owners of these homes have been requested to have a plumber check for leaks and report their findings to the property manager. The Board discussed at some length the fact that we may have a variety of water issues in the community including problems with county pipes and or problems with meters. The Board decided to ask Tidewater to obtain a copy of the schematic of the county water infrastructure for our community, which will reveal, among other things, the locations of all meters. [Subsequent to the meeting, this request was communicated to Tidewater; Tidewater gave the Board the name and telephone number of the relevant person at the county water department so that the board could obtain the document.]
4. The Board has obtained proposals from possible property managers; the proposals are being reviewed and interviews of the contractors will be conducted in September.
5. The Board will not plan concrete work in the community until we have legal advice from the Association's lawyers concerning the extent of the Association's responsibility for concrete repairs in the community.

6. The Board will seek advice from legal counsel concerning restrictions which can be placed on landlords in the community, including addenda to leases.
7. An individual homeowner's water pipe broke during the prior week; the owner was advised that pipe repair was the owner's responsibility. After the water had run for more than half a day, the Association hired a plumber to turn off the water. The plumber's bill will be recouped from the owner.

Architectural Committee: Chair Lesley Riley recommended expansion of color choices for doors and shutters. The Board unanimously approved the expansion to the colors on the current McCormick color chart [bottom two rows listed in the Colonial and Chesapeake colors, in Semi-Gloss. These color choices will be available to both NV and Ryan homes. Lesley will prepare a write-up concerning this expansion and it will be posted on the website.

The application for Trex-type decking was delivered to the Village for approval.

Parking: Committee Chair Anthony Bethea has surveyed several neighboring communities and found that they seem to have more No Parking/Fire Lane areas than our community. The addition of fire lanes would simplify some of the issues we face in terms of establishing a "bright line" as to where parking is prohibited. It would also simplify enforcement because the police will enforce fire lane parking, avoid signage issues, and remedy the problem we have with narrowing the ability to get fire trucks and cars through our streets. Anthony will consult with the fire department and make recommendations to the Board concerning where to add fire lane markings.

Pet: Committee Chair Christina McGlosson-Wilson made a suggestion concerning establishing some Pet-related information on the webpage. Christina will prepare the information for posting. One board member advised Christina of the fact that a dog has been tethered in the common area in a location in our community.

Landscaping: Co-Chair Tom Stanges reported on a number of landscaping matters.

1. Squirrel infestation: Some trees will be trimmed (during the next tree work done in the community) in an effort to keep squirrels off the row of houses in the first court at the north entrance.
2. Cicada killing wasps: Spraying was done on two occasions. However, an entomologist has advised that such spraying is ineffectual at this time. Accordingly, no more spraying will be done.
3. The committee has requested bids for additional landscape work to be done in the community this year. The work to be done during the remainder of this calendar year is planned to include: a) tree pruning and removal of two dead trees; b) Clean up and rehabilitation of the "C" island; c) Trim and rehabilitate shrubs in front of NV homes; d) seed grass in all of the community; e) spray border areas for poison ivy and broad leaf; f) fall flowers at the entryways.
4. The continuing need to combat erosion issues throughout the community was discussed, and the fact that, from a budget perspective, it is not strictly a

landscaping issue. Karen Morrissette will consult with the property manager concerning other line items in the budget which could be used to fund erosion work.

Verizon/Comcast issues: Board member James Dillingham has communicated with Comcast concerning the need for cable and box repair in our community. He will monitor the repair tickets.

New Business:

Anshu Sinha and Kristin Stanges volunteered to plan a “Fall Fling/Harvestfest”, which will take place on the afternoon of Saturday October 27, with a rain date of October 28. Volunteers are sought for the planning committee.

Meeting date: **There will be a Board meeting (open to all owners) immediately following the Fall Fling in October. There will be no September Board meeting; the board will be conducting business by email and will conduct property manager interviews in September. More details about the time and location of the October Board meeting will be mailed out.**