

Approved 3/21/2022

The Pelham's Crossing Community Association, Inc.

Board of Directors Meeting followed Annual Meeting

7:00 PM – January 17, 2022

Zoom Teleconference

I. Call to Order and Introductions

Mr. Cody Hupp-Polla called the meeting to order at 7:06 p.m.

II. Verification of Quorum

Mrs. Jennifer Britto, Mr. Brent Durbin, Mr. Mike Gillis, Mr. Cody Hupp-Polla, Mr. Chris Keyes, Mr. Dave Leinberger, and Mrs. Brenda Steger were attendance; quorum verified. (Mrs. Katie Taylor from Landmarc Real Estate were present.)

III. Approval of Agenda

Chris Keyes made a motion to amend the agenda to include the front entrance discussion topic under new business. Seconded by Brent Durbin.

Cody Hupp-Polla made a motion to approve the amended agenda for January 1, 2022. Seconded by Chris Keyes. Motion carried.

IV. Approval of Meeting Minutes

Chris Keyes made a motion to amend the minutes to include the appointment of Dave Leinberger as Secretary at the October 21, 2021 meeting. Seconded by Brent Durbin.

The October 21, 2021 meeting minutes were approved at the January 17, 2022 meeting.

V. Community Forum

One homeowner present, Keith Dye. No comments.

VI. Officers Reports

President

- Recent storm damages are currently being worked on, as well as the Architectural Guidelines.

Treasurer

- No report

VII. Management Report

- Katie Taylor reviewed management report as presented.

VIII. Old Business

a. Architectural Guidelines Update

- o The Board continued to review and edit the working revision to the Architectural Guidelines, but had to stop partway through due to time constraints. Chris Keyes motioned to table the revisions until the next

meeting, with individual Director's review in the interim. Seconded by Dave Leinberger. Motion carried.

IX. New Business

a. Front Entrance Discussion

- Cody Hupp-Polla and Chris Keyes informed the Board that Katie Taylor had approved LandPro, LLC to complete the tree cleanup work under the emergency spending authority limits, as the trees were a danger to the roadways. Katie Taylor confirmed that the estimated invoice from LandPro will be around \$14,000.00, which will be paid from the tree removal budget line item, and prior years' surplus. Over 80% of the Leyland Cypresses at the entrance were damaged, so all were removed for a consistent appearance.
- LandPro can complete stump grinding in the early spring for \$50.00 per stump. Cody Hupp-Polla confirmed there are 14 stumps. Proposals for replacement plantings in the fall will be obtained. The Board agreed to vote via email for both when they are received from LandPro.
- Cody Hupp-Polla inquired on if insurance would cover the removal costs, which Katie Taylor confirmed was unlikely. A claim could be filed, but as the storm was not a named weather event and did not damage any association-owned inventory components (signs, fencing, etc.) the claim would most likely be denied, and could negatively impact future premium renewals.

X. Enter into Executive Session

Chris Keyes made a motion to enter into Executive Session at 9:08 p.m. to discuss violations, delinquencies, collections, and compliance matters. Seconded by Dave Leinberger. Motion carried.

XI. Exit Executive Session & Note All Actions Taken

Brent Durbin motioned to resume open session Dave Leinberger seconded. Motion carried. Meeting opened at 9:25 p.m.

No actions were taken during Executive Session.

XII. Motion to Adjourn

Chris Keyes motioned to adjourn. Dave Leinberger seconded. Meeting adjourned at 9:25 p.m.