

Approved 10/21/2021

Pelham's Crossing Community Association Inc.

Annual Meeting Minutes

October 01, 2020

Lee Hill Community Center, 1 HCC Drive

7:00 PM

- The meeting was called to order at 7:20PM.
- A Quorum was verified 22 homeowners were present and 5 represented by proxy.
- Meeting notice was verified as being mailed.
- The board and the homeowners made introductions.
- There was a motion to approve the 2019 Annual Meeting Minutes. Dave motioned to approve the Annual Meeting Minutes, Motion seconded by Codi and approved by verbal vote.

President's Report

- Wants to "Thank" everyone and say that the neighborhood has come so far in one year. It's to everyone's benefit to take care and have pride in their homes.

Treasurer

- Financial Report August 31, 2020

Homeowner Comments

- Homeowner asked if community would consider using a pest control company to spray in the common areas where there is still water
- Homeowner said the drainage in the common area on Blakely needs to be addressed
- Homeowner asked about the property behind Angela, she was told it is protective green lands and could not be touched. Katie will check with the County.
- Homeowner on Napoleon has trees leaning over his fence.

- **Homeowner on Kupperton has overgrown trees**
- **Homeowner asked about replacing his fence with vinyl. The Bylaws state that vinyl is not allowed, but the Board is working on a AGRC update to change the materials that can be used in modifications.**
- **Homeowner gave an update on the townhouses that may be going behind Angela. They are waiting for the County to approve the zoning.**

- **Vote on IRS Revenue Ruling 70-604 approved by acclamation.**

Motion to Adjourn at 7:58- Regular Board meeting held immediately thereafter.

Prepared by Gina Powers, Landmarc Real Estate.