

Approved 5/24/2022

Pelham's Crossing Community Association, Inc.

Board of Directors Meeting

7:00 PM March 21, 2022

Landmarc Real Estate

3715 Latimers Knoll Ct. Fredericksburg, VA 22408

I. Call to Order and Introductions

Mr. Chris Keyes called the meeting to order at 7:02 p.m.

II. Welcome & Introduction

Board members and community management agent, Mrs. Katie Taylor of Landmarc Real Estate and Gina Powers of Landmarc Real Estate were introduced. Homeowners also in attendance.

III. Verification of Quorum

Mr. Brent Durbin, Mr. Chris Keyes, Mr. Dave Leinberger, Mr. Mike Gillis and Mrs. Brenda Steger in attendance; quorum verified.
(Mrs. Katie Taylor & Mrs. Gina Powers from Landmarc Real Estate were present.)

IV. Approval of Agenda

Dave Leinberger made a motion to approve the adjusted agenda for March 21, 2022. Seconded by Brenda Steger. Motion carried.

V. Approval of Meeting Minutes

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

VI. Community Forum

- Homeowner asked about putting a speed limit sign or speed humps on Napoleon. Chris said we already had the County do a speed survey, but it was not really enough to make changes.
- Homeowner said the stray cats are horrible.
- Homeowner asked about trees behind Kupperton. Chris walked the property behind the house and talked to Katie.
- Homeowner asked about snow removal from the last storm. Katie said VDOT is responsible for the roads.
- Homeowner said they had a lot of trees knocked down from storm and will not be able to replant them due to the stumps. Chris said to keep in touch with Katie Taylor.
- Homeowner asked about vinyl fencing. Chris said vinyl fencing is being discussed in the architectural guideline updates

- Homeowner asked about boats being allowed in the community. Chris said they have to be kept in the garage.

VII. Officers Reports

President

- Resigned

Vice President

- Spoke with a homeowner about disposing animal waste bags, hopefully it will not happen in the future.

Treasurer

- No report

VIII. Management Report

- Katie Taylor reviewed management report as presented.
- Dave Leinberger asked can the culvert clean-up be paid out of reserves and can they amend the reserve study to include culverts in the future.
- Kate said the beavers are back at the Francis pond

IX. Old Business

- Chris Keyes will be finishing up the architectural guidelines update, had some computer difficulties.

X. New Business

- Dave Leinberger motioned to approve the 2021 Draft Audit. Seconded by Brent Durbin. Motion carried. Dave requested for an executive summary of audit.

XI. Re-Assignment Officer Position

- Dave Leinberger motioned to appoint Chris Keyes for President. Seconded by Mike Gillis. Motion carried.
- Chris Keyes motioned to appoint Dave Leinberger for Vice President. Seconded by Mike Gillis. Motion carried.
- Dave Leinberger motioned to appoint Brenda Steger for Secretary. Seconded by Brent Durbin. Motion carried.
Dave Leinberger motioned to appoint Douglas Morris for Director at Large. Seconded by Mike Gillis. Motion carried.

XII. Enter into Executive Session

Brent Durbin made a motion to enter into Executive Session at 8:05 p.m. to discuss violations, delinquencies, collections, and compliance matters. Seconded by Dave Leinberger. Motion carried.

XIII. Exit Executive Session & Note All Actions Taken

Brent Durbin motioned to resume open session Dave Leinberger seconded. Motion carried. Meeting opened at 8:38 p.m.

- A- Dave Leinberger motioned to counter offer on #19792 and waive 50% of violation charges in the amount of \$695.00 if the homeowner is in compliance within 60 days. Seconded by Mike Gillis. Motion carried.
- B- Dave Leinberger motioned to attempt another garnishment on #45840. Seconded by Mike Gillis. Motion carried.
- C- Dave Leinberger motioned to attempt another garnishment on #44183. Seconded by Brenda Steger. Motion carried.
- D- Dave Leinberger motioned to try any post judgement collection efforts on #19696. Seconded by Brenda Steger.
- E- Dave Leinberger motioned to waive the late fee on #20196. Seconded by Douglas Morris. Motion carried.

Motion to Adjourn

Dave Leinberger motioned to adjourn. Brenda Steger seconded. Meeting adjourned at 8:43 p.m.

Next meeting is Monday, May 16, 2022. Minutes respectfully submitted by Gina Powers with Landmarc Real Estate