

**Approved 9/19/22**

**Pelham's Crossing Community Association, Inc.**

Board of Directors Meeting Agenda

Monday, July 18, 2022

**7:00 PM**

Landmarc Real Estate, Inc.

- I. Call to Order:**  
Dave Leinberger called the meeting to order at 7:05 PM.
- II. Welcome & Introductions:**  
Brent Durbin, Mike Gillis, Dave Leinberger, and Brenda Steger in attendance. Katie Taylor and Gina Powers with Landmarc. Real Estate, Inc. also in attendance.
- III. Verification of Quorum:**  
Quorum verified with 4 out of 7 Board members present.
- IV. Approval of the Agenda:**  
Brent made a motion to approve the amended July 18, 2022 agenda. Seconded by Mike. Motion carried.
- V. Approval of Meeting Minutes:**
  - a. May 24, 2022**  
Brent motioned to approve the minutes. Seconded by Mike. Motion carried.
- VI. Community Comments: (Limit 3-5 minutes per Homeowner)**
  - Homeowner mentioned when applying for a fence application can the ARC committee suggest to homeowners that they should put a back gate in, in order to take care of their property behind their fence. This is due to properties behind the fences not being taken care of.
- VII. Officers Reports:**
  - a. President**  
Not present
  - b. Treasurer: Financials June 30, 2022**  
No Report
  - c. Other**  
No Report
- VIII. Management Report:**  
Katie reviewed the management report as presented.  
-Resales are up to 10
- IX. New Business:**

Next meeting is on Monday, July 18, 2022

- a. Mike motioned to table the erosion restoration on Francis Court until the Fall. Seconded by Brenda. Motion carried.

**X. Old Business:**

- a. Architectural Guidelines Update

Board went over items such as trash cans, security cameras, vinyl fences and wooden fences. They would like to have this approved by next meeting, so please respond to emails.

**XI. Enter into Executive Session:**

Mike motioned to enter into Executive Session at 7:38 to discuss compliance, delinquencies, and expanded financials. Seconded by Brenda. Motion carried.

**XII. Exit Executive Session & Note All Actions Taken:**

Brenda motioned to exit Executive Session and vote on actions taken at 7:54 PM. Seconded by Mike. Motion carried.

Case 45840– Brent motioned to proceed with the garnishment. Seconded by Mike. Motion carried.

Case 44183 – Mike motioned to proceed with the garnishment. Seconded by Brenda. Motion carried.

Case 19696 – Brenda motioned to proceed with the garnishment. Seconded by Brent. Motion carried.

Case 41041 – Paid in full remove from the list.

Case 19792- Katie will follow up with Molly

Case 20155- Stay with payment plan.

**XIII. Motion to Adjourn:**

Mike motioned to adjourn the meeting at 8:00 PM. Seconded by Brenda. Motion carried.

Minutes respectfully submitted by Gina Powers Accounts Manager.