

Approved 10/6/2022

Pelham's Crossing Community Association, Inc.

Board of Directors Meeting Agenda

Monday, September 19, 2022

7:00 PM

Landmarc Real Estate, Inc.

I. Call to Order:

Chris Keyes called the meeting to order at 7:03 PM.

II. Welcome & Introductions:

Chris Keyes, Brent Durbin, Mike Gillis, Dave Leinberger (called in), 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 September 19, 2022 agenda, moving the Ironwood Development discussion to New Business. Seconded by Brenda. Motion carried.

V. Approval of Meeting Minutes:

a. July 21, 2022

Dave motioned to approve the minutes. Seconded by Brent. Motion carried.

VI. Community Comments: (Limit 3-5 minutes per Homeowner)

- Homeowner said that the property that is being developed is marshy, doesn't want the traffic that will come from the extended road and wants to keep the cul-de-sac.
- Homeowner said he talked to surveyors that put the red flags up. Another person came to access the property and said they will be clearing the lots & selling them individually starting in December due to being grandfathered in. Homeowner said the property has water issues and no one ever told them about the development.
- Homeowner spoke to the person that bought the property. Homeowner doesn't want the road coming through the cul-de-sac. He said the water gets high on the property. This development will affect our property values. The heavy equipment will be a disruption when the development starts.
- Homeowner asked about perk testing
- Homeowner asked about the retention pond
- Chris said the Board spoke with the potential buyer in 2020 and never heard anything else. They will reach out to them again to protect anyone's interest and also contact the County for information. Chris advised the homeowners they might want to contact Central Virginia Battlefield Trust.

VII. Enter into Executive Session:

Brent motioned to enter into Executive Session at 7:39 to discuss compliance, delinquencies, and expanded financials. Seconded by Dave. Motion carried.

VIII. Exit Executive Session & Note All Actions Taken:

Brent motioned to exit Executive Session and vote on actions taken at 8:30 PM. Seconded by Brenda. Motion carried.

-**Case 922A** Brent motioned to give the homeowner 30 days to comply if not then fine \$10 a day up to 90 days. Seconded by Brenda. Motion carried.

-**Case 922B** Brent motioned to give the homeowner 30 days to comply if not then fine \$10 a day up to 90 days. Seconded by Brenda. Motion carried.

-**Case 922C** Brent motioned to give the homeowner 30 days to comply if not then fine \$10 a day up to 90 days. Seconded by Dave. Motion carried.

-**Case 922D** Dave motioned to take no action homeowner has complied. Seconded by Mike. Motion carried.

-**Case 922E** Mike motioned to take no action homeowner has complied. Seconded by Dave. Motion carried.

-**Case 922F** Brent motioned to take no action homeowner has complied. Seconded by Dave. Motion carried.

-**Case 922G** Brenda motioned to take no action homeowner has complied. Seconded by Dave. Motion carried.

-**Case 922H** Brent motioned that the homeowner has complied, but need to send a letter suspending fines pending legal advice. Seconded by Mike. Motion carried.

-**Case 922I** Brent motioned to take no action homeowner has complied. Seconded by Mike. Motion carried.

-**Case 922J** Brent motioned to give the homeowner 30 days to comply if not then fine \$10 a day up to 90 days. Seconded by Brenda. Motion carried.

-**Case 922J** Driveway Brent motioned to give the homeowner 30 days to comply then fine \$10 a day up to 90 days. Seconded by Brenda. Motion carried.

-**Case 922N** Brenda motioned to take no action homeowner has complied. Seconded by Mike. Motion carried.

-**Case 922L** Dave motioned to proceed with collections using Langenberg Law Firm. Seconded by Brent. Motion carried.

-**Case 922M** Brent motioned not to proceed with collections. Seconded by Brent. Motioned carried.

-Brent motioned to send accounts 49421, 19846, 45204, 50516 & 53214 to the attorney for collections. Seconded by Dave. Motion carried.

IX. Officers Reports: Tabled

a. President
No report

b. Treasurer: Financials July 31, 2022

c. Other
No Report

X. Management Report:

Katie reviewed the management report as presented.

XI. New Business:

- a. Dave motioned to accept the Spruce it Up contract for \$20,000 per year for the common area and \$11,000 per year for maintaining the retention ponds, contingent of a counter offer for 2 mulches per year. Seconded by Brent. Motion carried.
- b. 2023 Meeting Schedule tabled

XII. Old Business:

- a. Architectural Guidelines Update
Dave motioned for approval of the ACH guideline documents as presented pending attorney review. Seconded by Mike. Motion carried.

XIII. Motion to Adjourn:

Dave motioned to adjourn the meeting at 9:10 PM. Seconded by Mike. Motion carried.

Minutes respectfully submitted by Gina Powers Accounts Manager.