Pelham's Crossing Community Association, Inc.

Board of Directors Meeting
7:00 PM March 15, 2021
Via Zoom Teleconference

I. Call to Order and Introductions
Mr. Christopher Keyes called the meeting to order at 7:05 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.
7 Homeowners also in attendance.

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

IV. Approval of Agenda
Mike Gillis made a motion to approve the agenda for March 15, 2021. Seconded by Brenda Steger. Motion carried.

V. Approval of Meeting Minutes
The February 16, 2021 meeting minutes were approved at the March 15, 2021 meeting.

VI. Community Forum
- Homeowner asked who made the final decisions on the AGRC the Board or Landmarc. Chris Keyes stated that Landmarc does not make any decisions they just record the outcome for the minutes. The bylaws and documents for Pelhams are already created, the AGRC committee is clarifying the documents and adding more options for the homeowners to choose from.
- Dave Leinberger noted that the Jim Morris entrance cannon has 4 historical display boards that need to be repaired. Katie will go by to look at them and get estimates

VII. Officers Reports
President
- No report at this time.
Treasurer
- No report at this time

VIII.   **Management Report**
- Katie Taylor reviewed management report as presented.
- LandPro is getting a proposal for the culvert clean up under Blakely. Will also get estimates for the remaining culverts.

IX.   **New Business**
- None

X.   **Old Business**
- AGRC Update:
  o Items discussed and reviewed are:
    ▪ Wording for Spotsylvania County requirements for major exterior alterations
    ▪ Porches, decks & patios
    ▪ White PVC materials as an alternative trim replacement
    ▪ Drainage conditions for decks & patios
    ▪ Window grids vs. non-grids
    ▪ Language on colored lights, how restrictive the conditions may be
    ▪ Holiday lights, decorative lighting
    ▪ 7 ft tree clearance maintained for people to walk under while traversing the sidewalks
    ▪ Include stacked stone or concrete blocks for landscape borders and decorative yard features
    ▪ Check to see if the conservation easement is accurate regarding common area trees
    ▪ Basketball hoops/goals need to be in good condition and not impact the roads right-of-way
    ▪ Stamped or poured concrete or alternative materials for lead walks and patios.
    ▪ Swimming pools, eliminate first two sentences and apply language about drainage for surrounding properties, see what County requirements are
    ▪ Antennae and satellite dish verbiage needs to be re-worded to meet statutory requirements
    ▪ Language for solar panels must also be re-worded for clarity
    ▪ Gutters and downspouts
    ▪ Fence panels, materials, and discussion on if a gap between boards is required.

  o Mike Gillis motioned to table the AGRC update pending further review. Motion seconded by Cody Hupp-Polla. Motion carried.

XI.   **Enter into Executive Session**

Brent Durbin made a motion to enter into Executive Session at 8:53 p.m. to discuss delinquencies, collections, and compliance matters. Dave Leinberger seconded.

XII.   **Exit Executive Session & Note All Actions Taken**
Dave Leinberger motioned to resume open session Brenda Steger seconded. Motion carried. Meeting opened at 9:06 p.m.

Prepare community newsletter notifying homeowners of quiet hours within Spotsylvania County Code.

XIII.   **Motion to Adjourn**
Brent Durbin motioned to adjourn. Dave Leinberger seconded. Meeting adjourned at 9:08 p.m.

Next meeting is Monday, May 17, 2021.
Minutes respectfully submitted by Gina Powers with Landmarc Real Estate