

The Pelham's Crossing Community Association, Inc.

Board of Directors Meeting

7:00 PM May 17, 2021

Via Zoom Teleconference

I. Call to Order and Introductions

Mr. Christopher 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. 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 May 17, 2021. Seconded by Brent Durbin. Motion carried.

V. Approval of Meeting Minutes

The March 15, 2021 meeting minutes were approved at the May 15, 2021 meeting.

VI. Community Forum

- Homeowner has concern about vegetation and the trees on Cahill covering the sidewalks. Katie will address this with Lawn Visions.
- Homeowner has concern about dead branches. Katie said she is also working on this.
- Homeowner stated she has strong feelings concerning the vinyl fence issue. She had a petition signed by other homeowners. Her wood fence now has termites and she wants a vinyl fence. She hopes that the Board members have thought about this.
- Homeowner doesn't understand how brown vinyl fencing got voted on. Dave stated that no one said they voted on one thing or another. They did discuss mailboxes, but the Board has not voted on vinyl fencing yet. No decision has been made.
- Homeowner hopes the Board will find a way to do what the homewoner's want and let the resident voice be heard.
- Homeowner received a violation for his fence and the price of lumber is going up. Vinyl would be a better approach.
- Homeowner asked when will a formal vote be completed. Chris stated that this has been a debated topic and it has taken some time. As we receive more information we will review for discussion. Everyone agreed to the guidelines when we bought in this neighborhood. Vinyl is an option being considered.

- Homeowner said her livelihood is affected by this and she did not agree for one house to be allowed something and another house not allowed. She will not repair her wood fence and 99% of the people don't have a preference.
- Homeowner stated this is the first he has heard of this discussion. If the vinyl is approved would the wood fences have to be taken down. Chris said no one will have to replace their wood fence with vinyl and currently the guidelines authorize brown wood and natural wood.
- Jen stated she respects the homeowners request and that the Board is doing what they can. She is overwhelmed by this meeting and that the Board is having to defend themselves.
- Brent said this is an ongoing discussion and there is a wide variety of materials and colors. He appreciates the homeowner getting the petition.
- Chris stated that the Architectural Guidelines are a legal binding document and the Board is acting in the best interest for the homeowners. The committee was formed and a document was drafted. Due to COVID meetings were canceled. The discussion has not been completed yet.
- Homeowner stated brown vinyl fences are not popular.
- Homeowner stated that everyone needs to be consulted.

VII. Officers Reports

President

- No report at this time.

Treasurer

- Katie went over the March financials

VIII. Management Report

- Katie Taylor reviewed management report as presented.
- Katie will follow up with street light in front of 10009 Betsy St

IX. New Business

- Stop sign backer boards are back at the top of the list for proposals. Chris repaired the Stop sign at Blakely.
- Community culvert and swale clean up, Katie is walking with Landpro this week for a proposal.
- Jim Morris historic sign, Central Va Battlefield sponsors the sign through the County. Katie is waiting on a response back.

X. Old Business

- AGRC Update:
 - o Items discussed and reviewed are:
 - Further investigate homeowners request and proceed forward
 - Do not have enough votes for a majority decision

- Send a survey by mail to homeowners. Due to legal matters we cannot do electronic. Katie will get the cost together for the mailing and the lawyer.
 - Look into cost information and move forward.
- Dave Leinberger motioned to table the AGRC update until the next meeting to examine cost information and legal binding change. Motion seconded by Brenda Steger. Motion carried.

XI. Enter into Executive Session

Dave Leinberger made a motion to enter into Executive Session at 8:18 p.m. to discuss delinquencies, collections, and compliance matters. Mike Gillis seconded.

XII. Exit Executive Session & Note All Actions Taken

Mike Gillis motioned to resume open session Jennifer Britto seconded. Motion carried. Meeting opened at 8:56 p.m.

Brent will provide a draft survey for the Board to review.

XIII. Motion to Adjourn

Cody Hupp-Polla motioned to adjourn. Dave Leinberger seconded. Meeting adjourned at 8:57 p.m.

Next meeting is Monday, July 19, 2021.

Minutes respectfully submitted by Gina Powers with Landmarc Real Estate