

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

Board of Directors Meeting

**7:00 PM June 22, 2021**

Lees Hill Community Center, 1 HCC Drive

**I. Call to Order and Introductions**

Mr. Christopher Keyes called the meeting to order at 7:06 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**

Dave Leinberger made a motion to approve the amended agenda for June 22, 2021. Seconded by Brent Durbin. Motion carried.

**V. Approval of Meeting Minutes**

The May 17, 2021 meeting minutes were approved with corrections at the June 22, 2021 meeting.

**VI. Community Forum**

- Homeowner stated he will be putting in a pool, applied with the County. Needed to know if he needed 4 signatures for the ACC committee. Also, stated he would like fencing other than wood.

**VII. Enter into Executive Session**

Dave Leinberger made a motion to enter into Executive Session at 7:20 p.m. to discuss violations, delinquencies, collections, and compliance matters. Cody Hupp-Polla seconded.

**VIII. Exit Executive Session & Note All Actions Taken**

Brent Durbin motioned to resume open session Dave Leinberger seconded. Motion carried. Meeting opened at 8:44 p.m.

-Dave Leinberger motioned to approve the following violation charges. Seconded by Brent Durbin. Motion carried.

- Hearing A1, A2, A3 & A4 Resolved, no further action needed
- Hearing A5 has 10 days to provide a picture of foundation maintenance, if not received fine \$10 a day up to 90 days.
- Hearing B Resolved, no further action needed
- Hearing C1 & C2 homeowner has 30 days to turn in ARC forms for patio and dog run, if not received fine \$10 a day up to 90 days for each.
- Hearing D homeowner has 30 days to turn in ARC form for exterior painting, if not received Board will vote on fines
- Hearing E homeowner has 45 days for repair the window trim, if not in compliance, then will be fined \$10 a day up to 90 days.
- #42543 move forward with collection debt
- #20157 waive \$900 violation charge and 10 late fees of \$150, Katie will send homeowner balance for attorney fees and interest from Parrish, Snead & Franklin.

**IX. Officers Reports**

President

- Agenda posted on the website
- Community Survey for review

Treasurer

- Katie went over the April financials

**X. Management Report**

- Katie Taylor reviewed management report as presented.
- LandPro proposal for culvert clean up \$5,300.00 getting more bids from Shenandoah and PGI
- Dave suggested having an organized walk of the Community
- Account #19904 needs violation sent

**XI. New Business**

- None

**XII. Old Business**

- None

**XIII. Motion to Adjourn**

Brent Durbin motioned to adjourn. Dave Leinberger seconded. Meeting adjourned at 9:10 p.m.

Next meeting is Monday, July 19, 2021.

Minutes respectfully submitted by Gina Powers with Landmarc Real Estate