

Approved 10/21/2021

The Pelham's Crossing Community Association, Inc.

Board of Directors Meeting
7:00 PM September 20, 2021
Zoom Teleconference

I. Call to Order and Introductions

Mr. Cody Hupp-Polla 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. Cody Hupp-Polla, Mr. Dave Leinberger, 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 agenda for September 20, 2021. Seconded by Brent Durbin. Motion carried.

V. Approval of Meeting Minutes

The July 19, 2021 meeting minutes were approved at the September 20, 2021 meeting.

VI. Community Forum

- Homeowner asked about the Community Yard Sale, but does not want to have it the same day as Lee's Hill. Brent Durbin is checking on Lee's Hill dates.
- Homeowner asked how to get a copy of the minutes. They are posted on-line after they are approved.
- Homeowner asked about the decision on guidelines on fencing. Will be discussed at tonight's meeting and it will be voted on at the Annual meeting October 21st.

VII. Officers Reports

President

- Not present

Treasurer

- Katie went over the July financials

VIII. Management Report

- Katie Taylor reviewed management report as presented.
- Dave Leinberger asked about trees by Benchmark, Katie said she will have them taken care of.
- Cody Hupp-Polla mentioned having the sprinkler systems winterized and the Jim Morris one needs repaired

IX. Old Business

- Chris Keyes was working on re-writing the rules for the architectural guidelines. Katie reached out to Rees Broom and confirmed it can be done at \$375.00 per hour. Katie said it needs to be legal with the pre-existing documents. Katie has a template to send over to them.
- Brent Durbin motioned to have it turned over to the attorney. Seconded by Dave Leinberger. Motion carried.

X. New Business

- Dave Leinberger motioned to approve the 2022 Draft Budget. Seconded by Brent Durbin. Motion carried.
- Brent Durbin motioned to approve the 2022-2023 Management Proposal. Seconded by Dave Leinberger. Motion carried
- 2022 Landscape contract tabled until more vendor quotes are received. Dave motioned to review this by email. Seconded by Brenda Steger. Motion carried.
- 2022 SWMP Management Proposals tabled until proposals are received.
- Dave Leinberger motioned to approve the 2021-2023 Tax Audit Proposal. Seconded by Brent Durbin. Motion carried.
- Dave Leinberger motioned to approve the 2022 Draft Meeting Schedule dates, but table the location. Seconded by Brent Durbin. Motion carried.

XI. Enter into Executive Session

Dave Leinberger made a motion to enter into Executive Session at 8:05 p.m. to discuss violations, delinquencies, collections, and compliance matters. Seconded by Brenda Steger. Motion carried.

- Have Katie ask attorney how to enforce certain types of commercial vehicles.
- Dave Leinberger motioned to proceed with collections for #42543. Seconded by Brent Durbin. Motion carried.

XII. Exit Executive Session & Note All Actions Taken

Brent Durbin motioned to resume open session Dave Leinberger seconded. Motion carried. Meeting opened at 8:54 p.m.

Motion to Adjourn

Brent Durbin motioned to adjourn. Brenda Steger seconded. Meeting adjourned at 8:55 p.m.

Next meeting is Thursday, October, 2021. Minutes respectfully submitted by Gina Powers with Landmarc Real Estate