

**PELHAMS CROSSING COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
MONDAY, June 26, 2017
Landmarc Real Estate, Fredericksburg, Virginia**

MINUTES

CALL TO ORDER & INTRODUCTIONS / ROLL CALL - 7:07 Call to order. Mike Gillis, Brenda Steger, Chris Keyes, Jennifer Britto, Oscar Najera-Molina, Mike Black - phone conference, Gina Powers and Michelle Weisbrod present.

APPROVAL OF AGENDA - By acclimation.

RESIDENT FORUM - No residents present.

REVIEW OF MEETING MINUTES:

- March 27, 2017 - Motion made by Mike Gillis to approve meeting minutes. Motion was seconded by Brenda Steger and approved by verbal vote.

OFFICERS REPORTS:

- President - None
- Vice President - None
- Secretary - None
- Treasurer - Michelle Weisbrod presented the May 31st financial reports for review. They were accepted as presented.

MANAGERS REPORT:

- Michelle Weisbrod said that everything went well with the tree cutting.
- Michelle Weisbrod stated that the community is down by 2 ARC Members and to let her know if you know of anyone.
- Michelle Weisbrod said that there are 7 houses for sale in the Community.

OLD BUSINESS:

- Yard sale advertising funds already in the budget
- Storm Pond on Betsy is up for inspection this year, for preventative maintenance Chris will try to meet with Walley, until then will ask landscapers to cut inside fence.

NEW BUSINESS:

- Contact the Police involving the damage to the poles and the fence at Francis pond.
- Mike Gillis motioned to accept the e-vote with Bartlett Tree Company, Motion was seconded by Oscar Najera-Molina and approved by verbal vote.
- Mike Black asked how the street sign post were holding up, Michelle Weisbrod replied good.
- Mr. Haga at 2801 Puppy Lane forwarded a proposal for damages to his trees from trees on Napoleon that fell. He stated that a large Virginia Pine fell on his property and damaged 2 of his White Pine 40' Christmas trees. The board is declining to accept the proposal, Mr. Haga will need to contact his homeowners insurance.
- Mike Gillis made a motion to accept the 2016 Draft Audit. Motion was seconded by Jennifer Britto and approved by verbal vote.

EXECUTIVE SESSION:

- Motion to enter executive session made by Mike Gillis. Seconded by Brenda Steger at 7:45.
- Chris Keyes nominated his wife Daphne Chaffee for the ARC Committee and Jennifer Britto nominated her husband Mark Britto for the ARC Committee. Oscar Najera-Molina will remain the Chair ARC.
- #20082 - The board agrees to waive the \$59 late fees.
- #19830 – The board agrees the homeowner has 6 months to repair garage door.

- #19736 – The board agrees the homeowner has 30 days to correct violations and 1 year to replace windows.
- #19789 – The board agrees violation was corrected and hearing will be closed with no fines at this time.
- Motion to leave executive session made by Mike Gillis. Seconded by Oscar Najera-Molina at 8:40.

ADJOURNMENT:

- Motion to adjourn is made by Mike Gillis. Seconded by Chris Keyes.
- Meeting adjourned at 8:45. Meeting Minutes prepared by Gina Powers.