

PELHAMS CROSSING COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday October 1, 2020
Lees Hill Community Center, 1 HCC Drive

MINUTES

CALL TO ORDER & INTRODUCTIONS / ROLL CALL – 8:08 Call to order. Chris Keyes, Brent Durbin, David Leinberger, Cody Hupp-Polla, Brenda Steger, Katie Taylor and Gina Powers were present.

APPROVAL OF AGENDA – Brent Durbin motioned to approve the amended agenda to add selections of officers. Motion was seconded by Dave Leinberger and passed unanimously.

REVIEW OF MEETING MINUTES:

- August 17, 2020 - Motion made by Brent Durbin to accept meeting minutes. Motion seconded by Dave Leinberger and passed unanimously.

Community Comments:

- None

SELECTION OF OFFICERS:

-Chris Keyes nominated Cody Hupp-Polla for Vice President
-Dave Leinberger suggested rotating all positions
-Brent Durbin nominated Chris Keyes for President
-Brent motioned to approve Chris Keyes for President, Dave Leinberger for Secretary, Brent Durbin for Treasurer, Jennifer Britto and Mike Gillis for Directors/Members at Large. Motion passed with unanimous consent.

Financial Review

- Katie went over the August financials

President

- Fixed the fences and picked up trash. Katie gave him paint so he will touch up the Stop signs.
- Vines in the fence at Cahill Pond
- Check culvert on Blakely
- Have Katie check trees on Kupperton

Manager

- Katie went over her manager's report
- Ongoing project proposals are included in the packet for the Board's review.
- SWMP maintenance is scheduled for October, with 2 weed killing treatments to be applied to the fence.
- 10 violations have been brought to hearing scheduled for October 13, 2020 at the Lee Hill Community Center.

Old Business

AGRC Committee update:

- needs to go through documents and take back to the committee.
- AGRC highlights sent to the Board.

New Business

- SWMP 2021 Maintenance proposal tabled until next October 13th meeting. Katie see if Shenandoah will authorize contract for 2 cuttings with option of a 3rd.
- Brent Durbin motioned to table the Napoleon Street tree pruning until everyone looks at it. Dave Leinberger seconded the motion. Motion passed unanimously.
- Cody Hupp-Polla motioned to approve the 2021 Draft Budget. Dave Leinberger seconded the motion. Motion passed unanimously.
- Brent Durbin motioned to approve the 2021 Draft Meeting Schedule. Dave Leinberger seconded the motion. Motion passed unanimously.

EXECUTIVE SESSION:

Motion made by Brent Durbin to enter executive session at 9:15 PM to discuss and consider matters involving violations of the community rules and regulations. Seconded by Dave Leinberger and passed unanimously.

Motion to leave executive session at 9:15 PM made by Brent Durbin. David Leinberger seconded. The motion passed unanimously.

Dave Leinberger motioned to waive the \$15.00 late fee on #49881. Brent Durbin seconded the motion. Motion passed unanimously.

- Motion to adjourn at 9:20PM made by Brent Durbin and seconded by Dave Leinberger
- Meeting Minutes prepared by Gina Powers