

PELHAMS CROSSING COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Wednesday February 20, 2020
Landmarc Real Estate, Fredericksburg, Virginia

MINUTES

CALL TO ORDER & INTRODUCTIONS / ROLL CALL – 7:01 Call to order. Chris Keyes, Brent Durbin, Jennifer Britto, David Leinberger, Cody Hupp-Polla, Mike Gillis, Katie Taylor and Gina Powers were present.

APPROVAL OF AGENDA – David Leinberger motioned to approve the agenda. Motion was seconded by Mike Gillis and passed unanimously.

REVIEW OF MEETING MINUTES:

- January 22, 2020 - Motion made by David Leinberger to accept the amended meeting minutes. Motion seconded by Mike Gillis and passed unanimously.

Community Comments: Thoughts on Vinyl Fencing

-Homeowner stated that Board members are elected by the homeowners and can be voted out the same as being voted in. He has lived in the community for 20 years and does not like people telling him what to do with his property when others can do what they want. Would like to get an ARC board together that he will take part in. Need to look at vinyl fences and move forward and update the by- laws.

-Homeowner says she agrees with that and how do we make changes to the by-laws happen and what is wrong with vinyl fences can they be voted in.

-Homeowner asked what is the ARC board process for white vinyl fences. It's time to update with new windows, doors and fences. Asked what is with the colored doors in the neighborhood.

-Homeowner is a realtor and said vinyl fences are preferred over wood. Wants to know what it takes to change the by-laws; a lot of the homeowners do not understand.

-Homeowner agrees with vinyl fencing says they are no more upkeep or expense than wood

-Katie Taylor answered it takes an attorney to review and draft a by-law amendment, then an open meeting must be held for homeowner input, followed by a mass mailing to the community to meet communication requirements and then it has to be signed off by 2/3 of the community or 75% (will have to check the documents). All votes will have to be notarized, followed by a review of 1st mortgagee and then legal counsel obtaining their signatures. The cost would be a conservative estimate of at least \$10,000 - \$11,000 and the budget does not support this. To amend the ARC guidelines could take up to 18 months or longer, and will definitely require 5% dues increase or special assessment. To revise the Architectural Guidelines a subcommittee could be created to submit the proposed changes and then the Board would review to either approve or deny this resolution, which would then require a mass distribution in writing which could cost between \$1,500 - \$2,000. They would be obligated to distribute by mail all documents to each homeowner and there is a budget of \$1,500 for mailing. These funds cannot be pulled from the Reserves as that is strictly for repair or replacement of Association components, a special assessment is an option. The Virginia Property Owners Association Act requires these rules for changes and cannot be circumvented. This will not happen overnight and the legal process is to protect all homeowners.

-Chris Keyes stated that the Board does not engage on Facebook, when the options are posted it can be hyperlinked to Facebook.

EXECUTIVE SESSION:

Motion made by David Leinberger to enter executive session at 7:35 PM to discuss and consider matters involving violations of the community rules and regulations. Seconded by Mike Gillis, passed unanimously.

Motion to leave executive session at 8:58 PM made by Brent Durbin. Seconded by David Leinberger and passed unanimously.

- **Case #100829 – Appeal-** Homeowner appealed a Committee decision regarding a denied application. Board took their statements into consideration, but the Committee’s decision will still stand. Homeowner is invited to re-apply once the Architectural Guideline update has passed.
- **Case #050718** – Give homeowner extension until May 1st on mailbox/post painting.
- **Case #051519** - Give homeowner extension until May 1st on garage door trim repair.
- **Case #110619** – Give Homeowner extension until May 1st on broken screen
- **Case #050119A** – Give homeowner 30 days to repair mailbox/post, if not completed fine \$10 a day up to \$900 from date of 1st notice and community will have it repaired and send a bill.
- **Case #042519A** - \$10 a day up to \$900 for violation of vinyl window peeling.
- **Case #042519B** – Give homeowner 3 months extension for faded shutters to be completed.
- **Case #042519C** – Give homeowner 90 days complete trim maintenance.
- **Case #042519D** – Postpone decision regarding the overgrowth of trees/shrubs/weeds until June 15th
- **Case #042519E** – Give the homeowner 90 days to complete vinyl window trim.
- **Case #082019** – Give the homeowner extension until March 10th, or if homeowner give us an update on a date, if not apply fines.
- **Case #042619** - \$10 a day up to \$900 for violation of missing screen.

- **Case #05119B – Violation resolved**
- **Case #050119C** – Give homeowner 30 days to repair mailbox/post, if not completed fine \$10 a day up to \$900 from date of 1st notice and community will have it repaired and send a bill.
- **Case #030618** - \$10 a day up to \$900 for violation of foundation painting.
- **Case #050119D** - \$10 a day up to \$900 for violation of garage door repair.
- **Case #100829 – Boards decision stands as is, Homeowner is invited to re-apply once the Architectural Guideline update has passed.**
- **Account #41525 – Turn over to Attorney for collections**
- **Account #20225 - Proceed with Debtor Interrogatories**
- **Account #19904 – Proceed with post collection efforts**

- Brent Durbin made a motion to accept the cases in Executive Session. Motion seconded by David Leinberger and passed unanimously.

- There is a tree blown over on Napoleon when you enter Pelhams. Katie will check on this.

- Electronic documents tabled until March meeting.

ADJOURNMENT:

- Motion to adjourn is made by Brent Durbin at 9:00. Seconded by Jennifer Britto. Meeting Minutes prepared by Gina Powers