

Approved 6/15/2020

**PELHAMS CROSSING COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Tuesday April 7, 2020
Landmarc Real Estate, Fredericksburg, Virginia**

MINUTES

CALL TO ORDER & INTRODUCTIONS / ROLL CALL – 7:08 Call to order. Chris Keyes, Brent Durbin, Jennifer Britto, David Leinberger, Cody Hupp-Polla, Brenda Steger, Katie Taylor were present.

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

REVIEW OF MEETING MINUTES:

- March 10, 2020 - Motion made by David Leinberger to accept meeting minutes. Motion seconded by Cody Hupp-Polla and passed unanimously.

Community Comments: No homeowners were present

President

- Lawn Visions was requested to start spring mows two weeks earlier than scheduled due to overgrowth. One of the late summer mows (most likely August) will be skipped to maintain the contract.
- Fence repairs have been moved up to get ahead of the weather, on schedule for April.
- There have been reports of trash accumulating behind Schumann between Pelham's Reserve. Management and Lawn Visions to continue to monitor.
- Chris opted for the community to maintain the status quo for collections, homeowners in need of accommodations need to communicate those to the Board.

Manager

- Katie went over February financials
- Katie's action list items were given to Board
- Wrought iron railings repainting on schedule for spring completion.
- Benchmark entrance fencing to be scheduled for Saturday in April, awaiting confirmation.
- The shrub removal, fence cleanup and spring mow of the stormwater ponds has been delayed due to March's increased rain dates. Scheduling for April is in process.
- Benchmarck north-side landscape improvements have been completed.
- Reserve Study draft included in meeting packet for review and approval.

Old Business

- None to discuss.

New Business

- Discussions were held about the social media policy that should be put in place in relation to the Facebook group. Any questions raised should be directed to the HOA website and management for follow up. The pros and cons of a standard response were addressed and discussion on if the responses would be sufficient. Social media tabled for further discussion.
- Non-Disclosure Agreements of sensitive Board information were discussed. The Board would like to see a draft copy of the proposed NDA in the June meeting packet for further discussion.
- Dave Leinberger motioned to accept the 2020 Draft Reserve Study. Motion seconded by Brent Durbin and passed unanimously. Cody Hupp-Polla will post final copy on HOA website once received.

EXECUTIVE SESSION:

Motion made by Brent Durbin to enter executive session at 8:13 PM to discuss and consider matters involving violations of the community rules and regulations. Seconded by Jennifer Britto and passed unanimously.

Motion to leave executive session at 9:06 PM made by Brent Durbin. Seconded by Jennifer Britto and passed unanimously.

Case #030618 / #051119D Appeal. Brent Durbin motioned to continue fines, Jennifer Britto seconded. Motion passed unanimously with Dave Leinberger abstaining from the vote.

Dave Leinberger motioned to halt spring compliance in light of COVID-19 restrictions. Brenda Steger seconded, motion passed unanimously. Katie Taylor to send postcard out to membership highlighting items to address and notification of when spring compliance will be reinstated.

ADJOURNMENT:

- Motion to adjourn is made by Brent Durbin at 9:16. Seconded by Brenda Steger. Meeting Minutes prepared by Katie Taylor.