

PELHAMS CROSSING COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Monday June 15, 2020
Via Zoom Teleconference

MINUTES

CALL TO ORDER & INTRODUCTIONS / ROLL CALL – 7:05 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 with the Ad Hoc committee update added to Old Business. Motion was seconded by Brenda Steger and passed unanimously.

REVIEW OF MEETING MINUTES:

- April 7, 2020 - Motion made by David Leinberger to accept meeting minutes. Motion seconded by Cody Hupp-Polla and passed unanimously.

Community Comments:

- Homeowner asked about addressing the entrance, there was another accident. Katie will open a ticket with VDOT to prune trees.
- Property for sale Cahill to Mine Rd, homeowner asked if we have a buffer. Cody showed him the map.

President

- Community yard sale postponed until Fall.
- Front entrance fencing complete. Paul did an amazing job built to our specs. There are 3 top rails that are thin. Katie will check about warranty.
- Landpro did pond clean-up, but it is coming back quickly. Have Paul do fence repairs with Landpro
- Blue painters tape removed off stop signs

- Hammerdown repainted railings
- Had entrance pressure washed did a nice job and reasonable
- When homeowners submit ARC applications it goes through the ARC committee and then the president reviews
- Thanks to Jennifer Britto for cleaning up the flower bed
- Thanks to Cody for website updates
- Need to get a newsletter out

Financial Review

- Cody said April financials looked good, asked about the \$7385.00 fence maintenance & replacement. Katie said wood replacement and labor came out of reserves.

Manager

- Wrought Iron Railings completed
- Stop sign backer boards ongoing
- Benchmark fence entrance completed
- SWMP fence cleanup completed
- SWMP bush hogging and mowing scheduled for June 15th
- Cahill fence Insurance claim awaiting invoice submission
- SWMP chain link fence repairs ongoing
- Entrance irrigation complete, Katie will contact DJ sprinklers about Jim Morris repair
- 2020 reserve study complete
- Benchmark entrance landscaping complete
- Call for Ad Hoc Committee volunteers
- Spring yard sale delayed
- Monument sign clean up complete
- ARC applications 13 received, 1 denied, 5 approved, 5 approved with conditions and 2 pending.
- Smart webs fully up and running will get access for Board members to read.

Old Business

- Ad Hoc recap, designed to solicit volunteers for committee. Charter required 5 members, did not have 5 members by April 12th. Brent Durbin motioned to amend Ad Hoc charter to 9 members and accept all 9 that applied. Motion was seconded by David Leinberger and passed unanimously. David Leinberger will notify the members and set a date to meet. Results will be completed by August 1st and presented at the August 17th meeting. David Leinberger motioned to change the design as discussed. Motion seconded by Brent Durbin and passed unanimously.
- Social Meeting Policy, last meeting we discussed giving them to Katie
- Dave Leinberger motioned to accept the Non-Disclosure Agreement. Motion seconded by Brenda Steger and passed unanimously. Katie will process a form for Board members to sign.

New Business

- Brent Durbin motioned to accept the County Waste proposal for 5 years at \$12.95 per unit totaling \$39,937.90. Motion seconded by Brenda Steger and passed unanimously.

EXECUTIVE SESSION:

Motion made by David Leinberger to enter executive session at 8:20 PM to discuss and consider matters involving violations of the community rules and regulations. Seconded by Cody Hupp-Polla and passed unanimously.

Motion to leave executive session at 8:57 PM made by Brent Durbin. David Leinberger seconded. The motion passed unanimously.

Case 420 #50419 Dave Leinberger motioned to approve late fees removal of \$105.00. Cody Hupp-Polla seconded. The motion passed unanimously.

Case 0520A #47694 Cody Hupp-Polla motioned to remove May late fee of \$15.00. Brent Durbin seconded. The motion passed unanimously.

Case 0520B #46753 David Leinberger motioned to accept \$2500.00 for settlement and if late the account will go back to the full amount owed. Brenda Steger seconded. The motion passed unanimously.

- Katie to send letter to homeowner concerning boat on the street
- Katie to send letter to homeowner with wood in their driveway
- Homeowner on Napoleon planted shrubs on property line, Katie will look into this
- No one is taking care of property behind their fences, should require gates with access to back of their property
- Compliance log improvement Board approval

ADJOURNMENT:

- Motion to adjourn is made by Dave Leinberger at 9:00. Seconded by Cody Hupp-Polla. Meeting Minutes prepared by Gina Powers