

**PELHAMS CROSSING COMMUNITY ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, June 27, 2019**  
**Landmarc Real Estate, Fredericksburg, Virginia**

**MINUTES**

**CALL TO ORDER & INTRODUCTIONS / ROLL CALL** – 7:00 Call to order. Brenda Steger, Chris Keyes, Brent Durbin, Mike Gillis, Oscar Najera-Molina, Ryan Fernett, Gina Powers and Susan Weston were present.

**APPROVAL OF AGENDA** – Brenda Steger motioned to approve the agenda. Motion was seconded by Brent Durbin and approved by verbal vote.

**RESIDENT FORUM** – Six homeowners were present and spoke about concerns and the violations that they received.

- Homeowner received multiple letters
- Homeowner said HOA's are needed to protect the community
- Homeowner asked what is the aggressive nature of the violations, a friendly reminder would have been significant
- Homeowner stated trees are hanging on the sidewalks, the sidewalks have cracks.
- Homeowner said been there 16 years, was prior management not doing their job. Violations should be consistent.
- Homeowner requested a copy of draft minutes and draft agendas
- Homeowner said that a violation should not tell him how to fix something, but should give him information like the mailbox violations do
- Homeowner stated he will paint the Stop sign on Slingerland
- Homeowner asked about getting the police report for the speed tracker that was in the neighborhood
- Homeowner stated we should have original documents from the builders

- Homeowner said he wrote Landmarc and received his request in 4 days, which he posted on the internet.
- Homeowner stated that there are a lot of cars parking in the street on Angela Court. (Susan will pay attention to vehicles and move forward.)
- Homeowner said the trees on Benchmark are blocking the road. (Susan will contact the City and the land owner.)
- Homeowner asked to have trees trimmed on Napoleon
- Homeowner asked when will next County Meeting will be for Cahill Pond

### **REVIEW OF MEETING MINUTES:**

- March 26, 2019 - Motion made by Brenda Steger to approve meeting minutes. Motion was seconded by Oscar Najera- Molina and approved by verbal vote.

### **OFFICERS REPORTS:**

- President
  - Gave a run down about the violation letters. Last Fall Landmarc replaced Ryan Hymes with Susan Weston and there were concerns with a change over. At the Spring Meeting we discussed things to focus on with Susan. She was asked to do a drive-thru and make a report for Chris to review. Somewhere the agreement was lost and violations went out without Chris' review. Chris met with Ryan Fernet and Susan to correct the issue. Landmarc did everything to make it right.
  - Re-wording of notices that need to be addressed.
  - We are all homeowners and all should be on the same team, letters are an invitation for conversation.
  - Facebook is a very valuable feedback and we care about our values
  - Now we need to move on an address other issues such as the common areas, fencing and the retention pond.
- Vice President - None
- Secretary – None

- Treasurer – Susan reviewed the April financial reports.

## **MANAGERS REPORT:**

- Spoke with the Landscape crew regarding trash collection at the front entrance. They will try to be more mindful in the future to remove loose trash before mowing.
- Bids to remove dead limbs from the front trees included in the packet.
- Stop signs need painting will be doing onsite inventory and location survey to collect bids.
- Wrought Iron railings need painting will be doing onsite inventory and location survey to collect bids.
- All cost information for Thank You letter and Friendly reminders included in financials.
- Will be closely inspecting for window AC units.
- Continue to research front entrance fencing
- Worked with Landscapers regarding drainage area behind Cahill.

## **OLD BUSINESS:**

- Modification 2 trees to 1 tree on Hold
- Took suggestions from homeowners

## **NEW BUSINESS:**

- Homeowners are to keep sidewalks free of debris, weeds, snow/ice. VDOT should fix repairs. Susan will verify this information with VDOT so it can be put on the website.
- Send courtesy letters concerning tree trimming to open up walk ways.
- 3 knock out roses need to be replaced on Jim Morrison. Susan will contact Landpro.
- No soliciting signs/stop signs post need fresh coat of paint.
- Lelands on Benchmark have dead limbs
- Birk branches all around the Cannon

- Brent Durbin approved the proposal with Action Lawn in the amount of \$300.00 to remove dead limbs and clean up. The motion was seconded by Oscar Najera-Molina and approved by verbal vote.
- Oscar Najera-Molina will repaint the gold lettering on Benchmark Sign
- Susan upkeep catch-alls

### **EXECUTIVE SESSION:**

- Motion to enter executive session made by Chris Keyes. Seconded by Brent Durbin at 9:05 PM.
  - Motion to leave executive session made by Chris Keyes. Seconded by Brent Durbin at 9:20 PM.
- #46319 waive April late fee and try to get homeowner to sign up for ACH.
  - #41525 waive 5 late fees and accept \$20 payment plan every other week, plus \$45.40 monthly assessment. If homeowner defaults all charges will go back on account.
  - #20206 proceed with collections
  - #20215 proceed with collections
  - #20316 proceed with collections
  - #45840 proceed with collections
  - #19826 proceed with collections

### **ADJOURNMENT:**

- Motion to adjourn is made by Mike Gillis. Seconded by Oscar Najera-Molina.
- Meeting adjourned at 9:25. Meeting Minutes prepared by Gina Powers.