

**PELHAMS CROSSING COMMUNITY ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**Monday August 17, 2020**  
**Via Zoom Teleconference**

**MINUTES**

**CALL TO ORDER & INTRODUCTIONS / ROLL CALL** – 7:04 Call to order. Chris Keyes, Brent Durbin, David Leinberger, Cody Hupp-Polla, Brenda Steger, Jennifer Britto, Katie Taylor and Gina Powers were present.

**APPROVAL OF AGENDA** – Dave Leinberger motioned to approve the agenda. Motion was seconded by Brenda Steger and passed unanimously.

**REVIEW OF MEETING MINUTES:**

- June 15, 2020 - Motion made by David Leinberger to accept meeting minutes. Motion seconded by Cody Hupp-Polla and passed unanimously.

**Community Comments:**

- Homeowner had a complaint about the driveway letters, he thinks his driveway is fine and might just need power washing. Wants to know what is the criteria, wanted board to know we are in a pandemic and he can not afford to replace his driveway right now. Chris said the letters are an invitation to communicate. They will work with homeowners on the amount of time, just need to keep in contact with Katie. Dave also stated that they will follow up with the driveways on the updated AGRC guidelines.
- Homeowner had question about who covers the apron of the driveway. Cody said you can put a ticket in with VDOT but they are slow to respond, but we have no control over that.
- Homeowner complained about cars parking across the sidewalks. Jennifer said Spotsylvania Police Department knows of the parking

issues in the community, you can contact them on the non-emergency line, also you can let Katie know.

- Homeowner asked about plants and trees growing over the sidewalks, Katie can address this.
- Homeowner asked about political signs. Katie said there is nothing in the documents about the political signs it is silent, so they cannot enforce it.
- Homeowner asked if there is a height guideline for trees. Katie says she goes by the 7 foot right away.
- Homeowner asked about changing the documents, Katie said the Board has the right to update the ARC, but to change the bylaws/declaration you would need 2/3 membership vote to approve

### **Financial Review**

- Cody said June financials looked good.

### **President**

- Working with Katie to address common areas
- Front entrance vandalism to the new fence, will replace 10 boards in the fall.

### **Manager**

- Stop signs backer boards ongoing
- Storm water pond bush hogging & mowing complete they had to come out 3 times
- Cahill fence claim is resolved.
- Chain link fence repair complete.
- Additional meeting for AGRC ongoing
- Community yard sale on the back burner, Katie has signs in her office if needed.
- Trash service agreement approved.
- 11 reales
- ARC applications, 33 received, 20 approved, 1 denied, 8 approved with conditions and 4 are pending.

## **Old Business**

- AGRC Committee findings are complete will have information to Katie by Wednesday.
- different style windows
- new types of fencing materials recommendation to allow vinyl,
- mailbox construction vinyl,
- front doors, different types of doors,
- driveways \$7,000 -\$10,000 to replace, \$150 for materials to last ten years, video is on facebook, \$50 thin coat lasting one year,
- tree overhang 7 feet,
- political signs 2x2 two weeks before and 2 weeks after election.
- Homeowner with confederate flag, there is nothing formal that states he cannot have it out there.
- ARC form signatures, absence of signatures for renters/foreclosures
- Brent motioned to table the AGRC updates, motion seconded by Brenda Steger and passed unanimously.

## **New Business**

- Special Meeting for Fall compliance hearings will be held October 13<sup>th</sup> at 7:00PM located at Cosner Park 1 HCC Drive Fredericksburg, VA 22407.
- Association in great shape financially, will go over adjustments to the budget at the next meeting.
- Refresh flower beds for Fall
- Francis Court on left side trees hanging over sidewalk and common area
- Blakely end of cul-de-sac grass extremely high patch of grass

## **EXECUTIVE SESSION:**

Motion made by David Leinberger to enter executive session at 8:09 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 9:00 PM made by Brent Durbin. David Leinberger seconded. The motion passed unanimously.

Case 817A #19846 Dave Leinberger motioned to give a \$1000.00 deduction in violation charges if the account is paid in full plus any new legal fees paid. Brenda Steger seconded. The motion passed unanimously.

Case 817B #20017 Brent Durbin motioned to deny request until information is provided. Brenda Steger. The motion passed unanimously.

Case 817C #44179 Brent Durbin motioned to accept the late fee waiver request of \$15.00. Brenda Steger seconded. The motion passed unanimously.

- 3002 Cahill need to address the purple fence.
- Board wants access to smart webs

**ADJOURNMENT:**

- Motion to adjourn is made by Brent Durbin at 9:02. Seconded by Jennifer Britto. Meeting Minutes prepared by Gina Powers