

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

MINUTES

CALL TO ORDER & INTRODUCTIONS / ROLL CALL – 7:10 Call to order. Brenda Steger, Chris Keyes, Brent Durbin, Mike Gillis, Jennifer Britto, Oscar Najera-Molina, Ryan Fernet and Gina Powers were present.

APPROVAL OF AGENDA – Brenda Steger motioned to approve the agenda with correction of adding the resident forum after the officer's report. Motion was seconded by Chris Keyes and approved by verbal vote.

REVIEW OF MEETING MINUTES:

- June 27, 2019 - Motion made by Mike Gillis to approve meeting minutes. Motion was seconded by Oscar Najera- Molina and approved by verbal vote.

OFFICERS REPORTS:

- President
 - Issue with wording of compliance/violation letters. Mike Gillis suggested working with Landmarc to re-write. Chris Keyes wrote a letter to be attached with the compliance/violation letters and gave to homeowners/board for review.

 - Working with Cody to update website and add meeting minutes.

 - Starting a committee for the new development that will be south of Angela Court. The committee will have objections, issues and concerns about the prices of the townhomes, the roads and the drainage. As of now nothing is going on and the sale of the property

will be later. Homeowner suggested having Gary Skinner with the County come to a meeting.

- Gift basket was giving to homeowner that lost their home due to fire.
- Newsletter action item will be stopping for the School Buses.

MANAGERS REPORT:

- Got bids to remove the dead tree/limbs from the front trees
- Stop sign posts need painting/maintenance.
- Wrought iron railings in the community need sanding and painting.
- Cost for Thank you letter and friendly reminders.
- Window AC units popping up.
- 2nd round of covenants inspections
- Continue to research front entrance fencing
- Worked with landscapers regarding drainage area behind 3000 3002 Cahill.
- New development off Angela Ct.
- Sent electronic version of the documents.

RESIDENT FORUM – Homeowners were present and spoke about concerns and the violations that they received.

- Homeowner asked when elections would be held and what is the process. Chris stated October 3rd
- Homeowner asked when the management contract is due. Chris stated end of 2019.
- Homeowner stated there is competition for the contract, contractors are replaceable and are homeowners allowed to participate in the bidding.
- Homeowner asked if there are board seats available. Chris stated yes nominations are taken at the annual meeting.
- Homeowner stated that Landmarc does not have updated resolutions. Ryan stated he can get the resolutions and the correct appendix B.

- Homeowner stated the community has had 4 managers in 4 years and wants the board to consider changing management. Chris Keyes stated there has been good managers for the community Ryan Hymes did a great job, he was good that's why he got taken by someone else. Chris Keyes also stated that Landmarc does a lot more than violations.
- Homeowner stated that courtesy letters/violations are a waste of money, it took the manager 3 weeks to return his call. Customer service is what matters.
- Homeowner stated that the trees are blocking the entrance to Benchmark.
- Homeowner complained about the sidewalks and trees that need to be trimmed on Cahill and Schumann. Chris stated that reports need to be placed with VDOT for the sidewalks.
- Homeowner complained about houses that are in disrepair and nothing is being done. Chris stated that homeowners have the right to report this.
- Homeowner wants ARC changes such as the mailboxes and wood fences could be changed to vinyl.
- Homeowner complained about speeding in the community. Brent Durbin suggested a speed calculation sign. Mike Gillis suggested calling or writing the Sheriff.
- Homeowner suggested reminding everyone about the Annual Meeting October 3rd. in September on facebook.

OLD BUSINESS:

- Cahill fence- need more bids
- Benchmark renovation – need more bids

NEW BUSINESS:

- Car accident at Benchmark Entrance – need more information
- Knock out roses - will be an email discussion.

- Stop Signs – get more proposals.

EXECUTIVE SESSION:

- Motion made by Jennifer Britto to enter executive session to discuss and consider matters involving violations of the community or rules and regulations. Seconded by Mike Gillis at 8:30 PM.
 - Motion to leave executive session made by Brent Durbin. Seconded by Jennifer Britto at 10:08 PM.
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- **Case A** -Unauthorized trailer, complete trailer removed. Faded shutters complete, restored by polishing could only be a temporary repair.
 - **Case B** -Vinyl window trim homeowner is unable to complete at this time. Extension given until November 30, 2019 then fine \$50.00.
 - **Case C** -Clean exterior of home, complete.
 - **Case D** -Trash container stored in view, complete removed.
 - **Case E** – Mailbox in need of painting, complete
 - **Case F** – Faded shutters has 10 days from 8/27/19 to correct then fine \$10.00 a day up to \$900.00. Paint mailbox post has 10 days to correct from 8/27/19 then fine \$10.00 a day up to \$900.00.
 - **Case G** – Mailbox post has 30 days from 8/27/19 to correct then fine \$10.00 a day up to \$900.00.
 - **Case H** – Fix fence gate & house exterior cleaning, complete
 - **Case I** – Mailbox post has 30 days from 8/27/19 to correct then fine \$10.00 a day up to \$900.00.
 - **Case J** -Planting remove no approval has 60 days from 8/27/19 to correct then fine \$10.00 a day up to \$900.00. House exterior cleaning has 60 days from 8/27/19 to correct then fine \$10.00 a day up to \$900.00.
 - **Case K** – House exterior cleaning has 30 days to correct then fine \$10.00 a day up to \$900.00. Paint porch railing & mailbox post has 30 days to correct then fine \$10.00 a day up to \$900.00.
 - **Case L** -Faded shutters & paint house trim, complete

- **Case M** -Mailbox post painting, paint house trim & porch railing, complete.
 - **Case N** -Snow Plow Blade, complete removed
 - **Case O** – Foundation painting, has extension until October 15th.
 - **Case P** -Front pillar painting, faded shutters & house trim painting, has extension until October 1st.
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- Mike Gillis motioned to accept hearing results. Motion seconded by Jennifer Britto approved by verbal vote.

ADJOURNMENT:

- Motion to adjourn is made by Mike Gillis. Seconded by Oscar Najera-Molina.
- Meeting adjourned at 10:10. Meeting Minutes prepared by Gina Powers.