

**PELHAMS CROSSING COMMUNITY ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING  
Thursday, September 20, 2018  
Landmarc Real Estate, Fredericksburg, Virginia**

**MINUTES**

**CALL TO ORDER & INTRODUCTIONS / ROLL CALL** - 3:02 Call to order. Mike Gillis, Brenda Steger, Chris Keyes, Oscar Najera-Molina, Chris Weaver, Ryan Hymes, Gina Powers and Ryan Fernett were present.

**APPROVAL OF AGENDA** – Chris Weaver motioned to approve the agenda. Motion was seconded by Chris Keyes and approved by verbal vote.

**RESIDENT FORUM** – One homeowner was present.

**REVIEW OF MEETING MINUTES:**

- June 14th, 2018 - Motion made by Mike Gillis to approve meeting minutes. Motion was seconded by Chris Keyes and approved by verbal vote.

**OFFICERS REPORTS:**

- President - None
- Vice President - None
- Secretary – Chris Keyes
  - Facebook is the most effective way to get the word out, post and turn off commenting
  - Topics for the newsletter... no soliciting, watch kids at play, getting volunteers, trim trees that hang over for people who walk
  - A/C units
  - Benefit Cookout
  - Pod on Francis what is the Status
  - Stop Sign at Betsy & Blakely is loose.

- Treasurer – Ryan Hymes presented the August financial report for review. Chris Keyes motioned to accept the financials as presented and Brenda Steger seconded the motion. Approved by verbal vote.
- Ryan Hymes reviewed the Audit Draft. Chris Keyes motioned to approve the Audit Draft. Motion was seconded by Mike Gillis and approved by verbal vote.

### **MANAGERS REPORT:**

- Betsy Pond has a little Erosion, traps are empty. Waiting for appointment with Professional Grounds crew to meet and walk the ponds.
- Informed the Board about County Waste increase
- Concern about people dumping lawn clippings at Cahill Pond, if it has to be hauled away there will be an extra charge. Will send out a postcard
- Swale between Slingerland & O'Connor homeowners need to maintain their property will include on postcard

### **OLD BUSINESS:**

- None

### **NEW BUSINESS:**

- Chris Keyes motioned to approve the Landscaping contract. Motion was seconded by Brenda Steger and approved by verbal vote.
- Bartlett recommended treating the bag worms in early Spring.
- Chris Weaver motioned to approve the 2019 Draft Budget. Motion seconded by Chris Keyes and approved by verbal vote.
- Increase in assessments \$2.40 due to tree removal and trash increase.
- Fall yard sale will be October 6<sup>th</sup> & 7<sup>th</sup> with rain dates of 13<sup>th</sup> & 14<sup>th</sup>. Will discuss further about advertising.

- Chris Keyes motioned to approve Jennifer's budget of \$50 in the Spring and \$50 in the Fall for volunteer planting. Motioned was seconded by Mike Gillis and approved by verbal vote.

#### **EXECUTIVE SESSION:**

- Motion to enter executive session made by Mike Gillis. Seconded by Brenda Steger at 4:15 PM.
- Motion to leave executive session made by Chris Weaver. Seconded by Mike Gillis at 4:35 PM.

#### **ADJOURNMENT:**

- Motion to adjourn is made by Chris Keyes. Seconded by Mike Gillis.
- Meeting adjourned at 4:56. Meeting Minutes prepared by Gina Powers.