

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse
Charter House Lane
6:30 p.m. Tuesday, March 22, 2016

The meeting was called to order at 6:30 p.m. at the Powhatan Secondary Clubhouse on Tuesday, March 22, 2016.

Board members present: Larry Mounts, Glenn Rother, Niels Favre, Mary Lorenzen and Clyde Masengale.

Also present: Ed Robbins, Property Manager, Berkeley Property Management

A quorum was established.

Approval of Minutes

- A motion was made to approve the minutes from the following meeting:
 - January 26, 2016 Regular Meeting of the HOA Board of Directors
- The motion was seconded and passed.

Treasurer's Report - Glenn Rother

- Reviewed Treasurer's Report month ending February 29, 2016.

Association Manager's Report – Ed Robbins

- Discussed letter from homeowner regarding "Proof of Insurance" requirement.
- Estimate for cleaning roofs and letter recommendation.
- Estimate for treating 19 Willow Oaks.
- Estimates for painting shutters.
- Estimate to remove diseased Leyland Cypress and planting new trees.
- Estimate to replace light fixtures with LED

Architectural Review Board – Scott Guarino

- NONE

Work Session held Wednesday, March 22, 2016 at 6:00 pm

No issues were discussed that are not included in the Virginia Laws for HOA Associations.

Unfinished Business:

1. Willow Oak Tree treatment

- Board reviewed proposal from James River Grounds for systemic insecticide application to trees.
- Board accepted proposal at a cost of \$580.00.

2. Status of reimbursement for Phase 2 plantings behind Acoma Homes

- Mary reported that all reimbursements (\$500 total) have been received from the County.

3. Irrigation System

- James River Irrigation Tech has reported that Control boxes appear to be in good shape.
- System will be turned on and tested in April.

4. Installation of Doggie Poop Bag Post

- Niels will be installing.

New Business:

1. Repair in crack in swale behind Acoma

- Company that installed swale will come out to inspect problem.

2. Cleaning Stained Roofs

- Board reviewed proposal and recommendation from McKown Pressure Wash and Painting.
- Decision was made not to go forward with roof washing at this time.

3. Painting of 84 Shutters

- Board reviewed proposal and recommendation from McKown Pressure Wash and Painting.
- Board approved the proposal from McKown for \$3,224.00
- Funds will come out of Operating Reserve.
- Shutters will be included in scheduled painting cycle.

4. Leyland Cypress Removal and planting of 3 holly trees.

- Requested Ed to have Coleman Landscaping add removal of trees behind Acoma homes (along pathway).
- On Hold until the Board receives revised proposal.

5. Installation of LED street lighting

- Board reviewed proposal from Williamsburg Electric to change 12 street lights to LED lights.
- Board approved the Brownlee Light fixture for \$5,025.00 for 11 lights.
- Funds will come from Reserve Account.
- Ed will get additional cost for the 12th.

6. McDonald's Nursery Electrical Use Payment

- \$500.00 has been received for electricity use this season.

Summary of Motion Brought Before the Board:

1. Treatment for scale on Willow Oaks

- A motion was made to accept the proposal from James River Grounds for one application of systemic insecticide at the cost of \$580.00
- The motion was seconded and passed.

2. Painting of 84 Shutters

- A motion was made to accept the proposal from McKown for \$3,227.00.
- The motion was seconded and passed.

3. Installation of LED street lighting

- A motion was made to accept the proposal from Williamsburg Electric for \$5,025.00
- The motion was seconded and passed.

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Committee Reports:

- **Grounds Committee – Niels Favre**
 - Niels will contact James River to request to walk with Irrigation Tech when the system is checked out.
- **Neighborhood Watch – Louise Pearson**
 - Update on residents moving into and/or leaving community
 - Broken glass bottle concerns in street area just beyond gate.
 - a) Police were called and addressed problem with appropriate persons.
 - b) Will increase their patrols in this area.
 - Reminder to LOCK CARS!
 - Powhatan Place Updated Neighborhood Directory was distributed to the Board.

Homeowner's Comments/Questions

- After power washing is complete, check to see if ruststain is removed from back of 4423 Chickasaw.

Meeting adjourned at 7:15 p.m.
Submitted by Mary Lorenzen