

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse
Charter House Lane
6:30 p.m. Tuesday, March 25, 2014

The meeting was called to order at 7:00 p.m. at the Powhatan Secondary Clubhouse on Tuesday, Tuesday, March 25, 2014.

Board members present: Glenn Rother, Scott Guarino, Beth Goomis and Mary Lorenzen.

Board Member absent: Keith Whitmore

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:
 - November 26, 2013 Regular Meeting of the Board of Directors
- The motion was seconded and passed.

Treasurer's Report - Glenn Rother

- Reviewed Year-End Report for 2013 and Replacement Reserve Accounts.
- Reviewed Treasurer's Report as of February 28, 2014.

Association Manager's Report – Ed Robbins

- Confirmed that McDonald's Garden Center check for \$500.000 for the use of Powhatan Place electricity had been received and deposited.
- Provided answers to some invoice questions from the Board.
- Obtained 2 bids for white painting project – Ace ProWash and MacPaint.
- Obtained bid from Ace ProWash for roof inspections and repairs.

Architectural Review Board – Scott Guarino

- None.

Executive Session held Tuesday, March 25, 2014 at 5:30 pm

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

Unfinished Business:

- **E-Mail vote entered into Minutes** - Recording of the e-mail vote requested by the Powhatan Place Board President on March 1, 2014 on the proposed amendments to the Powhatan Place Bylaws and Declarations. These draft documents were approved by the PCSA Board of Directors on February 19, 2014. See Motions brought before the Board.
- **Date for vote on proposed amendments to the Governing Documents** - Will send out letter to all homeowners about meeting date for voting on draft documents. Probably will be scheduled on Tuesday, April 29, 2014. With notification out by the first week in April.

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- **Rules and Regulations Document** - Suggestion was made that our legal counsel should review the Rules and Regs. Document to ensure there is no conflict with our Governing Documents. The Board will vote on the document after the review has been completed.
- **Painting Project** - Requested Ed to get a bid from another company for the painting project.
- **Roof Inspection/Repair Project** – Board discussed delaying this project until 4th quarter of 2014.
- **School bus concern**- Tabled until May meeting.

New Business:

- McDonald's Garden Center payment for electricity usage received.

Motions Brought Before the Board:

- **E-Mail Recorded** – A motion was made to accept the e-mail vote requested by the Powhatan Place Board President on March 1, 2014 for a YES or NO vote on the proposed amendments to the Powhatan Place Bylaws and Declarations. These draft documents were approved by the PCSA Board of Directors on February 19, 2014. Documentation is attached. The motion was seconded and approved.

Committee Reports:

- **Grounds Committee – Mary Lorenzen**
- **Neighborhood Watch – Louise Pearson**

Homeowner's Comments/Questions

None

Meeting adjourned at 7:20 p.m.

Submitted by Mary Lorenzen