

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse / Charter House Lane
Monday, March 26, 2018

I. Call to order

Niels Favre called to order the regular meeting of the Powhatan Place HOA Board of Directors at 6:40pm on March 26, 2018 at Powhatan Secondary Clubhouse.

II. Board Members present: Niels Favre, Mary Lorenzen, Clyde Masengale, Mike Carney and Amy Pickett

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

III. A quorum was established.

IV. Approval of Minutes from last Board of Directors' Meeting

- a) Minutes of the March 26, 2018 meeting were e-mailed to Board Members for review prior to meeting.
- b) Motion was made to approve minutes.
- c) The motion was seconded and passed.

V. Treasurer's Report – Mike Carney

- a) Reviewed Treasurer's Report month ending February 28, 2018.
- b) A motion was made to accept the Treasurer's Report as presented.
- c) The motion was seconded and passed.

VI. Association Manager's Report – Ed Robbins

- a) Deck repairs will start this week
- b) Other items will be covered in the meeting agenda items.

VII. Architectural Review Board – Lynda Webb

- a) **4424 Wind River Run** – Request to install retractable awning on back deck.
 - ARB has reviewed and recommends approval.
 - Board accepted ARB recommendation and voted to approve request. **See Motions brought before the Board section.**

VIII. Unfinished Business

1. Timber bridge staining – Price being negotiated.
2. Power Washing – Proposal cost being adjusted to add concrete patios.
3. Deck Staining – Waiting for final proposal.
4. Revised rule enforcement letter and procedure – In process.

IX. New Business

1. Wet area between 3732 and 3736 Lake Powhatan – Concern submitted by residents.
 - Board reviewed cause and solution of drainage problem submitted by James River Grnds.
 - JCC property maps show that the drainage problem is on private property, not HOA common property.
 - Board determined that correction of drainage problem is not an HOA responsibility.
 - Property Manager to send letter to residents explaining the Board’s decision.
2. Lake Powhatan Road beyond gate – ownership/maintenance responsibility
 - Declaration of Easement and Maintenance Responsibility filed on April 8, 1999 states Powhatan Place HOA must maintain road until ingress/egress easement is terminated by Powhatan Place.
3. 3724 Lake Powhatan – request for tree trimming in common area.
 - On Hold until early summer.
4. 4408 Acoma Circle – Wood rot around door
 - Determined as owner responsibility.

X. Summary of Motions Brought Before the Board

1. 4424 Wind River Run - Request to install retractable awning on back deck.
 - Board approved request.

XI. Committee Reports

1. Grounds Committee – Amy Pickett

- Will request James River Grounds to trim beds at 4423 Chickasaw.
- Will request James River Grounds to check grasses between driveways at 3756 Lake Powhatan for damage.

2. Beautification Committee – Mary Lorenzen

- Will schedule Spring walk-around

3. Neighborhood Watch and Welcome Committee – Louise Pearson

- No Report

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Homeowners' Comments/Questions – None

Meeting adjourned at 7:15 pm
Submitted by Mary Lorenzen