

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse
Charter House Lane
Tuesday, March 28, 2017 Meeting Minutes

The meeting was called to order at 6:30 p.m. at the Powhatan Secondary Clubhouse on Tuesday, March 28, 2017.

Board members present: Niels Favre, Glenn Rother, Mary Lorenzen and Amy Pickett.

Board member absent: 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 of the January 31, 2017 HOA Board of Directors meeting.
- The motion was seconded and passed.

Treasurer's Report - Glenn Rother

- Reviewed Treasurer's Report month ending February 28, 2017.
- Ed and Glenn met with Morgan Stanley Financial Advisor to review investment strategy
 - Invested in low risk funds.
 - Advise financial advisor when HOA is scheduling projects.

Association Manager's Report – Ed Robbins

- All items will be covered in the meeting agenda items.

Architectural Review Board – Larry Mounts

- 3736 Lake Powhatan - Application from owner to replace and enlarge existing deck with Trex material. ARB recommended approval.
 - The Board approved this request via e-mail vote on March 2nd and March 3rd. See Motions brought before the Board.

Unfinished Business:

1. Irrigation System Valve Rebuild – Completed
2. HRUBS water bill (\$6,528.93) – Status of credit request.
3. Roof Inspection – Status of project and report of work.
4. Inspection of 2nd floor balconies and fascia project – Status.
5. Top railing replacement on timber bridge – Status.

New Business:

1. Drainage problem behind homes on Chickasaw Court:
 - A motion was made to accept a proposal from Able Concrete to install a 75ft aggregate swale for \$5,250.00. The funds will come from the Replacement Reserve account.

- The motion was seconded and passed.
- 2. Condition of parking spaces behind 4424 Wind River Run
 - Ed will make arrangements for repair of the black top.
- 3. Termite Inspection letter to residents
 - Report is being prepared for mailing.
- 4. Capping of irrigation heads between 3732 LP/3736 LP and 3748 LP and 3752 LP
 - Will be capped after water leak is repaired.

Summary of Motions Brought Before the Board:

1. **3736 Lake Powhatan** – ARB application submitted by resident to replace and enlarge existing deck with Trex material.
 - ARB reviewed and recommended approval.
 - Board approved request via e-mail vote on March 2 and March 3.
 - A motion was made to accept the e-mail vote.
 - The motion was seconded and approved.
2. **Drainage problem behind homes on Chickasaw** – Able Concrete submitted a bid to install 75 ft of an aggregate swale for \$5,250.00.
 - A motion was made to accept the bid.
 - The motion was seconded and approved.

Committee Reports:

- **Grounds Committee – Amy Pickett**
 - Amy advised she is responding to any e-mails with concerns about grounds maintenance.
 - Request made by resident at 4432 Wind River Run to have James River Grounds look at Leyland Cypress in common area behind home. Branches need to be trimmed.
- **Neighborhood Watch and Welcome Committee – Louise Pearson**
 - Rennicks Pond Update
 - PCSA has contracted for 3 more treatments from Solitude Lake Management.
 - PCSA is in process of receiving bids from other companies to address algae and hydrilla concern.
 - Update was given on home sales activity in our community.

Homeowner's Comments/Questions

None

Meeting adjourned at 7:08 p.m.
Submitted by Mary Lorenzen