

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse
Charter House Lane
6:30 p.m. Tuesday, May 26, 2015

The meeting was called to order at 6:30 p.m. at the Powhatan Secondary Clubhouse on Tuesday, May 26, 2015.

Board members present: Larry Mounts, Glenn Rother, Keith Whitmore, 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:
 - March 31, 2015 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 April 30, 2015.

Association Manager's Report – Ed Robbins

- DMA has completed the draft of the Reserve Study and work session with Board will be scheduled by Ed.
- Status update on the repair of Rennick's Pond Dam.

Architectural Review Board – Scott Guarino

- No activity.

Executive Session held Tuesday, May 26, 2015 at 6:00 pm

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

Unfinished Business:

- **Ground cover for embankment area above swale**
 - Four Master Gardeners from the JCC Landscape Love program visited the site on May 22nd to provide planting recommendations.
 - Options and recommendations were discussed with Mary Lorenzen, Clyde Masengale, Larry Mounts and Charlene Rother.
 - Recommended planting Blue Rug Juniper to prevent erosion.
 - Mary will contact James River to find price for installation of junipers.
- **Status of DMA Reserve Study**
 - Draft of Reserve Study has been completed and work session with Board to be scheduled.

New Business:

- **Formal vote to enter into minutes the Board e-mail vote on April 21, 2015 to award contract to McKown Pressure Wash and Painting for the inspection all caulk joints and re-caulking as necessary.**
 - Approved
- **Grounds Management Concerns**
 - Discussed residents concerns about using large mowers and not trimming every visit.
 - Date for spring pruning of shrubs.
- **Status of spring gutter cleaning**
 - Completed
- **Status of repair on hole in asphalt path along News Road**
 - Has been repaired

Summary of Motion Brought Before the Board:

1. **Inspection of all caulk joints and re-caulking where necessary on 59 homes - E-mail vote to award contract to McKown Pressure Wash and Painting - A motion was made to accept the e-mail vote on April 21, 2015. The motion was seconded and passed.**

Committee Reports:

- **Grounds Committee –Mary Lorenzen**
 - Spring pruning of shrubs will be completed by mid-June.
- **Neighborhood Watch –Louise Pearson**
 - Two new families have moved into community.

Homeowner’s Comments/Questions - None

Meeting adjourned at 7:05 p.m.
Submitted by Mary Lorenzen