

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse
Charter House Lane
6:30 p.m. Tuesday, May 27, 2014

The meeting was called to order at 6:30 p.m. at the Powhatan Secondary Clubhouse on Tuesday, Tuesday, May 27, 2014.

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

Secretary position- vacant

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:
 - March 25, 2014 Regular Meeting of the Board of Directors
- The motion was seconded and passed.

Treasurer's Report - Glenn Rother

- Reviewed Treasurer's Report month ending April 30, 2014.

Association Manager's Report – Ed Robbins

Architectural Review Board – Scott Guarino

- 4419 Chickasaw Court – Residents submitted architectural plans for a remodeling project that included removal of one window on the side of the house.
 - The ARB reviewed request and recommended approval.
 - The Board of Directors reviewed plans and accepted ARB's recommendation and approved request.
 - Request will be sent to PCSA for final approval.

Executive Session held Tuesday, May 27, 2014 at 6:00 pm

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

Unfinished Business:

- **Governing Documents Status**
 - On May 13, 2014, notice was mailed to all homeowners that the Adjourned Special Meeting held on April 29, 2014 on the proposed documents would be reconvened on Wednesday, June 11, 2014. Purpose – To record final number of proxy votes received and announce the final vote on the proposed amendments.
 - Declarations will then be recorded in the County.
- **Revision of Rules and Regulations**
 - Board reviewed minor revisions submitted by HOA Attorney.

Powhatan Place Community Association, Inc.

Board of Directors Meeting

May 27, 2014

- A motion was made to accept the Rules and Regulation Documents dated 5/27/14.
- The motion was seconded and approved.
- **Replacement Reserve Investment Program**
 - Ed provided information on Funds provided by David Clemens at Morgan Stanley.
 - Board discussed options.
 - Ed and Glenn will meet with David Clemens for further discussion.
- **Relocation of Elementary School Bus Stop**
 - Concern voiced by residents that school bus drivers continue to back-up on to Chickasaw.
 - Repeated complaints to WJCC School Transportation Dept. last fall and this spring only provided temporary change.
 - Dangerous for children.
 - Causing damage to yards
 - Causing damage to irrigation heads.
 - Board will contact School Transportation Dept for proper procedure to request relocation of bus stop.
- **Roof Inspection/Repair Project** – Board discussed delaying this project until 4th quarter of 2014. Will place on July agenda.

New Business:

- Revised Painting Schedule
 - Ed received revised schedule from painters today.
 - Will be sent out via Communication Chain.

Motions Brought Before the Board:

1. **4419 Chickasaw Court ARB Application**
 - A motion was made to accept the recommendation of the ARB and approve this request. The motion was seconded and passed. The application will be forwarded to PCSA.
2. **Rules and Regulations Document dated 5/27/14**
 - A motion was made to accept the revised Rules and Regulation document as written. The motion was seconded and passed.

Committee Reports:

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

Homeowner's Comments/Questions

- Question concerning edging along walkways not being done every week.

Meeting adjourned at 7:25 p.m.

Submitted by Mary Lorenzen