

Powhatan Place Community Association, Inc.
Minutes of the Board of Directors Meeting
Tuesday, May 28, 2019
Powhatan Secondary Clubhouse / Charter House Lane

I. Call to order

Niels Favre called to order the regular meeting of the Powhatan Place HOA Board of Directors at 6:35pm on May 28, 2019 at Powhatan Secondary Clubhouse.

II. Board Members present: Niels Favre, Dottie Julio, Mary Lorenzen, Mike Carney and Rich Bundy

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

III. A quorum was established.

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

- a) Minutes of the March 26, 2019 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) Treasurer's Report month ending March 31, 2019 was reviewed and distributed.
- b) Motion was made to approve treasurer's report.
- c) The motion was seconded and passed.

VI. Association Manager's Report – Ed Robbins

1. Items will be covered in the meeting agenda items.

VII. Architectural Review Board – Lynda Webb

1. 4435 Wind River Run – Owner request to approve removal of the planter box next to the front door.
 - ARB recommended approval with stipulation of matching bricks to cover empty area.
 - Board accepted recommendation from the ARB and approved request via e-mail.

VIII. Finished Business

1. Reviewed following completed items:
 - 4436 Wind River Run – removal of Leyland Cypress branches.
 - Inspection of Lake Powhatan street by James City County Service Authority.

- Behind Acoma Circle – Removal of 3 damaged Leyland Cypress trees and planting of 3 evergreens in the empty space.

IX. Unfinished Business

1. Ed to contact James River Grounds about trimming bushes at end of News Road path.
2. Repair and seal coating of streets and path along News Road for cost of not more than \$22,000.00.
 - Motion was made to accept proposal for not more than \$22,000.00
 - The motion was seconded and approved.
 - Will have seal coating done after completion of the new retaining walls.
3. Removal of wooden retaining walls and installation of split-face block retaining walls.
 - Structures Group Proposal - \$92, 244.60
 - Vote on hold. Board has been invited to a meeting with Structures Group on June 4, 2019. Decision will be made after meeting.
4. Speed sign on Wind River Run – Ed will bring samples to July meeting.

X. New Business

1. Irrigation System – Ed will check with James River Grounds to see if any problems.
2. Spring gutter cleaning – Ed will check on schedule.
3. Spring pruning – Dottie will contact James River Grounds for schedule.
4. Update was given on the curbside recycling change
 - New cost of \$7.00/per household.
 - To Opt-Out call 757-253-6700.
5. Wood rot repairs responsibility of owners.
 - Contact Ed if interested in being part of multi-family proposal.

XI. Summary of Motions Brought Before the Board

1. Repair and seal coating of streets and path along News Road for cost of not more than \$22,000.00.
 - Motion was made to accept proposal for not more than \$22,000.00
 - The motion was seconded and approved.

XII. Committee Reports

1. Grounds Committee – Dottie Julio

- Confirmation of a Board e-mail vote on May 6, 2019 to accept the proposal from Coleman Nursery for \$5,490. For the following work.
 - Removal of 3 Leyland Cypress trees (and grinding of stumps) damaged by storms.
 - Trimming and removal of dead trees and plants along News Road path.
 - Removal of trees damaged by storms along News Rd path.
 - Planting of 5 Green Giant Arborvitae trees.

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2. **Beautification Committee – Mary Lorenzen**

- Confirmation of a Board e-mail vote on April 1, 2019 to accept the design and cost proposal from James River Grounds of \$1,490 for our front entrance.

3. **Neighborhood Watch and Welcome Committee – Louise Pearson**

- Quarterly Newsletter to be distributed first week in August.

Homeowners' Comments/Questions

- Fire plugs need painting – Niels will provide info as to whether residents can paint the fire plugs on their property.
- Additional mulch is needed for section by 4412 Acoma Circle home.

Meeting adjourned at 7:20 pm
Submitted by Mary Lorenzen