

Powhatan Place Community Association, Inc.
Minutes of the Board of Directors Meeting
Tuesday, July 31, 2018
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 6:30pm on July 31, 2018 at Powhatan Secondary Clubhouse.

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

Board member absent: Amy Pickett

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 May 29, 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 June 30, 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

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

VII. Architectural Review Board – Lynda Webb

1. No requests received.

VIII. Unfinished Business

1. Dates for community staining – First week of August.
2. 3756 Lake Powhatan – Request for approval of deck repairs and removal of grasses between driveways – COMPLETED.
3. Between 3732 and 3736 Lake Powhatan – clean-out and extension of drain pipe requested – Ed will contact Andy at James River Grounds.

4. Replacement of builder planted bushes damaged by extreme winter weather – Beautification Committee will contact nurseries in Sept/Oct time-frame for bids.
5. Review current rule enforcement letter and develop enforcement procedure – On Hold.

IX. New Business

1. 2019 Budget Development – Board will meet on Wed., Aug. 22nd to develop budget.
2. 2018 Annual Homeowners’ meeting will be held on Tuesday, September 25th
 - o Nominating Committee will start search for candidates to fill 3 vacant Board positions.

X. Summary of Motions Brought Before the Board

1. None

XI. Committee Reports

1. **Grounds Committee – Amy Pickett absent**
 - o No report
2. **Beautification Committee – Mary Lorenzen**
 - o Will get bids for fall plantings
3. **Neighborhood Watch and Welcome Committee – Louise Pearson**

Homeowners’ Comments/Questions

1. 3756 Lake Powhatan – Owner requested Property Manager send her an e-mail concerning their discussion about the deck J- channel.

Meeting adjourned at 7:00 pm
Submitted by Mary Lorenzen