

Powhatan Place Community Association, Inc.
Meeting of the Board of Directors
Powhatan Secondary Clubhouse
Charter House Lane
6:00 p.m. Wednesday, November 18, 2015

The meeting was called to order at 6:00 p.m. at the Powhatan Secondary Clubhouse on Wednesday, November 18, 2015.

Board members present: Larry Mounts, Glenn Rother, Niels Favre, 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:
 - July 28, 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 October 31, 2015.

Association Manager's Report – Ed Robbins

Architectural Review Board – Scott Guarino

- No activity.

Work Session held Wednesday, Nov. 18, 2015 at 5:30 pm

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

Unfinished Business:

- **Report re: Bartlett's fall inspection of Willow Oak trees**
 - Ed has requested Bartlett report from James River Grounds.

New Business:

- **Phase 2 of Plantings on Slope Behind Acoma Homes**
 - Formal vote to enter into minutes the Board e-mail vote on October 27, 2015 to accept the James River Grounds proposal for Phase 2 planting of 23 additional junipers with mulch and timber edging in the amount of \$728.00.
 - Approved.
- **Morgan Stanley Investments and Annual Fees**
 - No change in investment strategy recommended at this time.
 - All annual investment fees will be reimbursed to HOA investment funds.

- **Gutters**
 - Requested Ed to get a cost proposal for foam installation in gutters of homes that back-up to wooded areas.
- **Upgrade of Irrigation System**
 - Requested Ed to get a proposal for scope of work to upgrade the irrigation system as recommended by James River Grounds irrigation specialists.
 - Proposal to include relocation of heads, donut head protectors and expansion of system.
 - Information requested for January meeting.
 - Niels requested that he be included when James River does the inspection of the system to determine what upgrades are needed.

Summary of Motion Brought Before the Board:

1. **Phase 2 of Plantings on slope behind Acoma Homes– E-mail vote on October 27, 2015 to award work to James River Grounds Management for \$728.00.** A motion was made to accept the e-mail vote. The motion was seconded and passed.

Committee Reports:

- **Grounds Committee – Mary Lorenzen**
 - Irrigation system has been winterized.
 - Phase 2 of plantings behind Acoma homes is complete. Completion report to be sent to County for 2nd part of reimbursement (\$250.00).
 - James River Grounds has been asked to park their trucks on Wind River Run while working in the neighborhood.
 - Niels has accepted the position of Chair of the Grounds Committee.
- **Neighborhood Watch –Louise Pearson**
 - The updated PCSA documents were approved.
 - Louise will check with PCSA about installing a doggie poop bag post along News Road path and having “Dogs on leash” signs on all posts.
 - Reminder of “dog leash laws” recommended for next newsletter.

Homeowner’s Comments/Questions –

Meeting adjourned at 7:00 p.m.
Submitted by Mary Lorenzen