

Powhatan Place Community Association, Inc.
Special Meeting of the HOA Board of Directors
Sunday, August 18, 2013

The Special Meeting of the Board of Directors was called by HOA President, Lynda Webb. The meeting was called to order at 4432 Wind River Run on Sunday, August 18, 2013 at 5:00 p.m.

Notice of the Special Meeting was posted at the mailboxes on August 16, 2013.

Board members present: Clyde Masengale, Glenn Rother, Scott Guarino, Lynda Webb and Mary Lorenzen.

A quorum was established.

This Special Meeting was called to review and discuss changes to the Governing Documents, specifically regarding a cap on the number of units that can be leased in the community.

Leasing Restrictions

- Confirmed that as of August 18th, 18 of 59 homes are rented.
- Discussed concerns about high percentage of rental units and its effect on home values.
- Reviewed and discussed several examples of leasing restriction language sent by the HOA Attorney.
- A decision was made by the Board on how the proposed restrictions would be implemented and any additional restrictions to be included in the "Use Restrictions - Leasing Section" of the proposed Amended and Restated Declaration of Covenants and Restrictions.

Action Taken

- Mary will forward e-mail to HOA Attorney with a draft of the Leasing Section.

Meeting adjourned at 7:15 p.m.

Submitted by Mary Lorenzen