

Powhatan Place Community Association, Inc.
Special Meeting of the HOA Board of Directors
Tuesday, October 29, 2013

The Special Meeting of the Board of Directors was called by HOA President, Mary Lorenzen. The meeting was called to order at the Powhatan Secondary Clubhouse on Tuesday, October 29, 2013 at 6:00 p.m.

Notice of the Special Meeting was posted at the mailboxes on October 26, 2013.

Board members present: Glenn Rother, Scott Guarino, Beth Goomis, Keith Whitmore and Mary Lorenzen.

A quorum was established.

This Special Meeting was called to review, discuss and approve the final updates to the proposed amendments to the Governing Documents and the cover letter to the Homeowners.

Discussion on Amendments to Governing Documents

- Declarations
 - Requires two-thirds (40 homeowners) to vote for approval.
 - Questions for HOA Attorney
 - Must hardship exceptions be included in the Leasing section?
 - Status of heirs?
 - Change 4.4 paragraph to state only copy of budget needs to be forwarded to PCSA.
- Bylaws
 - Confirm what percentage of homeowners must vote for approval of the Bylaws. First page states 25%, but document states majority.
- Would like to hold Town Hall Meeting about mid-November for questions on amendments.

Motion brought before the Board

- A motion was brought before the Board to approve the drafts of the Amended and Restated Governing Documents with the minor changes discussed. The motion was seconded and passed.

Rules and Regulations Document

- Rules and Reg. Committee requested that the Board review the submitted draft document for a vote at the November meeting.
- Board requested that the Rules and Regs document include a restriction on the size of “For Sale” and “For Rent” signs.

Meeting adjourned at 7:05 p.m.
Submitted by Beth Goomis