

Powhatan Place Community Association, Inc.
Special Meeting of the HOA Board of Directors
Wednesday, August 7, 2013

The Special Meeting of the Board of Directors was called by Treasurer, Glenn Rother. The meeting was called to order at 4424 Wind River Run on Wednesday, August 7, 2013 at 6:00 p.m.

Notice of the Special Meeting was posted at the mailboxes on August 4, 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, discuss and vote on the 2014 Budget.

2014 Budget

Operating Budget

- Reviewed YTD budget as of 6/30/2013.
- Anticipate running over 2013 budget.
- Monthly assessment increase of \$22.00 (\$247.00 a month) necessary to meet the HOA's financial responsibilities.

Replacement Reserve Contributions

- Objective amount based on Reserve Study for Powhatan Place in May, 2010.
 - For 2014, the recommended \$48,500 Replacement Reserve contribution will leave the Reserve Account \$35,638 short of the \$296,862 objective.
 - Discussed 2 options for years 2015-2018 for catching up to the Reserve Study Contribution objective.

Operating Reserve for Scheduled Maintenance Projects

- 3 Major Projects planned for 2014
 - White wood painting and repair
 - Roof inspection and repair
 - Spot power washing

2014 Budget Approval

- A motion was made to approve the 2014 Budget as presented. The motion was seconded and passed. The budget will be presented at the Annual Homeowners Meeting in September.

Pine Tree in Common Area

- On August 6, Lynda Webb, HOA President and Ed Robbins, Property Manager, received an e-mail from Scott Thomas of James City County notifying the HOA that the County had reversed its original decision not to allow the removal of the pine tree located in the common area next to 4412 Makah Court. After further review, the county approved the tree removal request submitted by the HOA on behalf of the residents at 4412 Makah Court.
- The Board approved the removal of the tree.
- The cost of having the tree removed, \$1500.00, will be split 50/50 between the homeowner and the HOA.

Meeting adjourned at 7:59 p.m.

Submitted by Mary Lorenzen