

**Special Meeting of the
Powhatan Place Community Association, Inc.
Board of Directors
Monday, July 1, 2013**

The Special Meeting of the Board of Directors was called by Acting Board President Lynda Webb. The meeting was called to order at 4432 Wind River Run on Monday, July 1, 2013 at 6:00 p.m.

Notice of the Special Meeting was posted at the mailboxes on June 28, 2013.

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

A quorum was established.

This Special Meeting was called to discuss the request submitted by the homeowners at 4412 Makah Court to remove a pine tree in the community common area that is close to their home. The e-mail was sent to all Board Members and the Property Manager on Thursday, June 13, 2013.

Subject of e-mail:

Request to the HOA Board to consider removal of a large pine tree in the common area next to their home at 4412 Makah Court. This request is being re-submitted due to their fear that the tree “poses an ongoing hazard to our home”. The correspondence also included a report by a certified arborist, John Hull, who works for Johnny Timbers Tree Service, Inc. and an estimate for the removal of the tree.

Discussion:

- **Scott Guarino, resident at 4412 Makah Court, brought up the following concerns:**
 - Tree is estimated to be 110 feet.
 - Residents have great concern that a storm with high winds could cause tree to fall on any of the houses that are close by and cause massive damage.
 - John Hull, the certified arborist, with Johnny Timbers Tree Service stated that “the tree appeared to be in good health. However, because of this tree’s height and distance from surrounding trees, it is exposed to increased wind shear...”.
 - Residents agree with arborist that this tree is more susceptible to wind because it stands alone.
 - Main trunk of tree splits into 2 main branches near the top, providing a wider surface for the wind to catch.
 - Residents offered to pay full cost of taking the tree down, provided that they choose the company to remove the tree.
 - Provided 2 cost estimates for removal of tree: Johnny Timbers Tree Service and Cecil D. Lyon.

- **Board of Directors discussion:**

- Removal of this same tree in the common area by the lake was brought up at the end 2012.
 - At that time, the Board asked a County Arborist, Greg Johnson, to look at the tree and to advise the Board on its health and the probability of it coming down in a wind storm more than any other tree.
 - Greg Johnson also advised the Board that this tree is located in a “Sensitive Area”, as defined by the Chesapeake Bay Preservation Ordinance, and would require the County Environmental Division to approve the removal of the tree.
 - The Board reviewed and discussed Greg Johnson’s findings and voted at the November 27, 2012 Board of Directors meeting not remove the tree.
- Question was raised as to what had changed since the Board’s decision that was made in November.
- Concern was expressed about this setting a precedent for other residents to request the HOA Board remove other pine trees located in the common area. There are many other pine trees located in the common areas. Should check with HOA Attorney.
- The HOA Budget does not have funding to remove trees “just in case”.
- PCSA does not need to approve removal of this tree, per Mary’s earlier discussion with Ed Robbins, our Property Manager.
- The County’s form to request tree removal in a “Sensitive Area” had been sent to Scott and the HOA Board for review prior to the meeting.
- The next step would be to submit to the County a completed “Chesapeake Bay Preservation Ordinance Sensitive Area Activity Application” form.

- **Action Taken:**

- **A motion was made to take the next step and submit the “Chesapeake Bay Preservation Ordinance Sensitive Area Activity Application” form to the County. The resident will pay the \$25.00 application fee. The motion was seconded and approved.**
- **If the County allows for the removal of the tree, the HOA Board of Directors will meet again to vote on the removal of the tree.**

Meeting adjourned at 7:20 p.m.

Submitted by Mary Lorenzen