

Powhatan Crossing Homeowners' Association

**Annual Meeting of Members**

**April 18, 2019**

Board Members

Attendance		Attendance		Attendance	
Ken Owen	Y	Judith Fuss	Y		
Dave Daugherty	Y	Margaret Steele	Y	Jan Feigenbaum	Y

Melissa Saab, Association Manager

Attendees were signed in, checked for eligibility to vote, and proxies verified.

21 attended with 18 qualified votes. There were 13 households represented in person and 5 by proxy.

The Association Manager was present as a non-voting guest.

A quorum of members was confirmed.

The meeting was called to order at 7:06 P.M. by President Ken Owen.

1. The 2018 Annual Meeting Minutes were unanimously approved as presented.
2. The 2018 Year in Review is posted on the website and was included in the Annual Meeting Packet, distributed to all members.
3. Jan Feigenbaum presented the 2018 Income and Expense Report and 2019 proposed Budget. Disclosure Packet and Inspection Fee revenue line items were questioned, as the associated text estimating two sales at \$100 and \$25 each respectively did not correlate with line amounts of \$100 and \$25. Judy Fuss explained that when Brooks Community Management assumed management of PCHA on 4/1/2019, revenue from these fees goes to them. There was only one 2019 home sale in the neighborhood before 4/1/2019. The line amount is correct; the text will be corrected. Judy Fuss explained 2019 expenditures for BMP repairs and how matching grant funds from JCC have greatly reduced our projected stormwater costs. A motion was made and seconded to adopt the 2019 Budget as amended. The motion carried unanimously.
4. The slate of nominees for Board of Directors was presented. With no nominations from the floor, the slate was approved by unanimous consent. Tom Hendrickson and Jan Feigenbaum will serve as Directors from 2019 - 2022. Tony Cerilli will serve as Director from 2019 – 2021, completing an unfulfilled term.
5. Ken recognized Judy Fuss for her years of service on the Board with a gift card to show PCHA's appreciation for her efforts.
6. Ken reviewed the Board's process in selecting Melissa Saab with Brooks Community Management from a field of four agencies to provide PCHA with professional management services. Dave reviewed some benefits Brooks will offer: online bill-pay, individual portal to view account balances and support for PCHA's existing website.
7. Business from the floor:
  - (a) Responding to questions about the persistence of oversized vehicles on properties and the streets in the neighborhood, Ron Feigenbaum summarized the Board's efforts to secure county restrictions on street parking. After consideration, JCC declined any county-wide restriction at this time and did not approve PCHA's application for subdivision limits. Ron will seek cooperation of other HOA's on this issue.
  - (b) Melissa Saab arrived, was introduced and spoke briefly about options for enforcing Declaration violations. She will send a letter of introduction to all subdivision residents soon.

The meeting was adjourned at 8:15 P.M. by Ken Owen

Judy Fuss, Secretary

Reviewed by the Board of Directors by email on 5/3/2019