

Powhatan Crossing Homeowners Association
2021 Annual Meeting
September 16, 2021

Board Members in Attendance:

Dave Daugherty	Y	Marie Ellender	Y
Ron Feigenbaum	Y	Margaret Steele	N
Jan Feigenbaum	Y		
Tony Cerilli	Y	Melissa Saab - Management Company	Y

1. Call to Meeting:

- The 2021 Annual Meeting was called to order by Dave Daugherty, at 7:05 pm. A quorum of members was confirmed with 19 proxies received, plus 10 households attending in person.

2. Dave Daugherty opened the meeting welcoming the neighbors in attendance and a brief recap of items the Board has addressed since the last Annual Meeting:

- Hummingbird Newsletter has returned and will now be emailed quarterly to the neighbors.
- Dave also addressed the heavy rains during the Spring and the impact in the Common Area. It was determined that if the standing water ever becomes a problem and does not dry up naturally, it would most likely have to be pumped out, due to the fact it's on Colonial Pipeline's easement. Dave also recapped work done to clear out and grade the area around the stormwater drain along Ironbound Road and thanked Williams Landscaping for doing a great job. Dave also thanked Ron and Melissa Saab for also working on the water issues.
- Dave discussed the neighborhood letter and petition sent to VDOT, requesting Powhatan Crossing streets be added to their upcoming repaving schedule. JCC Board of Supervisors were also cc'd on PCHA request. Dave thanked Ron and Jan Feigenbaum for drafting the letter to VDOT.
- Dave recapped the timeline and progress involved to adding the proposed amendments to PCHA Bylaws and Declaration of Restrictions. Dave thanked the Hendrickson's for their assistance in reviewing PCHA's proposed documents, as well as the Board and Melissa Saab.
- Dave mentioned neighborhood participation in contacting VDOT and Dominion Energy about streetlight and/or street issues. Dave thanked Tina Santos for her help in reporting street light issues, as well all those who have contacted these utility companies to report any problems.
- Dave also mentioned that after Colonial Pipeline removed bushes on their right-of-way at the entrance berm, it was determined it was unnecessary. After the Board contacted Colonial Pipeline, they agreed to pay for the replanting. Williams Landscaping took care of the replanting. Big thank you to Williams Landscaping for keeping Powhatan Crossing beautiful.
- Dave closed with a thank you to all the Board members for putting together the Annual Packet, as well as all those in attendance.

3. Treasurer's Report:

Jan Feigenbaum confirmed the 2021 HOA Annual dues remained the same as 2020. The current PCHA 2021 Budget was on track, with no unexpected expenses at this time.

4. Homeowner's Forum:

The Board and neighbors in attendance discussed the proposed amendments to PCHA's Bylaws and Restrictions. Board outlined the Due Process in the proposed documents and the steps that would be taken by the Board if necessary. Melissa Saab outlined the process, the number of letters noting the violations that would be sent and how fines would be applied, if necessary. It was noted that all neighbors signed their HOA agreement prior to purchasing their homes in Powhatan Crossing. Discussion also included the steps involved to amend PCHA's controlling documents.

5. Approval of 2020 Meeting Minutes:

Motion to accept the 2020 Meeting Minutes were approved unanimously with **29 Yea votes** *(in person and by proxy)*

6. Approval of 2021 Operating Budget:

Motion to accept the 2021 Operating Budget was approved unanimously with **29 Yea votes** *(in person and by proxy)*

7. Election of Board Members:

With no other candidates for the open Board positions, the ballot results were confirmed, with Tony Cerilli receiving 25 votes, April Gauthier receiving 7 votes, and Tina Santos receiving 21 votes. Tony Cerilli and Tina Santos were elected to the 2021 PCHA Board and will be voted on positions at the next Board Meeting on October 21, 2021.

8. Approval Proposed Amendments to PCHA Declaration of Restrictions and Bylaws:

a. Enforcement of Restrictions, Compliance and Due Process:

Approved with 25 Yea votes *(in person and by proxy)*

b. Annual Meeting held in April:

Approved with 27 Yea votes *(in person and by proxy)*

c. Reducing the number of PCHA Board Meetings:

Approved with 28 Yea votes *(in person and by proxy)*

d. Add Section 2, Subsection J to Bylaws, Powers and Duties of the Board of Directors:

Approved with 24 Yea votes *(in person and by proxy)*

Motion to approve the Proxy votes was made by Ron Feigenbaum, seconded by Marie Ellender. With no opposition, the 2021 proxy votes were approved.

9. Adjournment:

With no other matters on the agenda, a motion was made by Marie at 8:31 pm to adjourn the September 16, 2021, Annual Meeting, properly seconded by neighbors in attendance, no discussion, unanimous vote, motion carried.