

Powhatan Crossing Homeowners' Association

Annual Meeting of Members

April 16, 2015

Board Members

	Attendance		Attendance		Attendance
Greg Haynes	Y	Jason Pully	Y	Judith Fuss	Y
Roy Hartley	Y	Margaret Steele	Y	Ken Owens	Y

29 Members present including proxies

1. All members attending signed in and a quorum of members in good standing was confirmed. Twenty-nine members were present, including 8 by proxy.
2. The 2014 Annual Meeting Minutes was read and unanimously approved by members.
3. The year in Review was presented by President Greg Haynes.
4. The treasurer's Report was given by Jason Pully - both the 2014 Actual and 2015 Budget. The income and expenses were explained. There were no questions or discussion by the members.
5. Judy Fuss gave a brief presentation on PCHA's Stormwater Management System and the financial impact of our HOA's legal obligation for its maintenance. By Virginia Code and a signed agreement with James City County, Powhatan Crossing homeowners are responsible for funding yearly maintenance and all major maintenance and repair projects. The first major maintenance project may be needed as soon as 2019 and could cost over \$92,000.
6. The 2015 Budget was unanimously approved.
7. Ken Owens explained the revisions to the Declarations of Restrictions including some of the revisions proposed by the Declarations Review Committee and the Board of Directors. All members were notified of proposed revisions through the PCHA Newsletter, NextDoor website post and mailed 2015 Annual Meeting materials. The full text of the revisions was available on the PCHA website for 5 weeks prior to the Annual Meeting. A motion was made and seconded to approve the Declarations as proposed.
8. There was a motion from the floor by Dawn Mills to amend Section 3.4 of the proposed Declarations to include allowing the keeping of backyard chickens in accordance with the James City County ordinance. After a lengthy and spirited discussion, the vote on the amendment by a show of hands failed, 13 nays to 9 yeas.
9. A vote on the motion to approve the revised Declarations as proposed by a show of hands passed overwhelmingly.
10. The election of Board Members Margaret Steele as Director 2015 - 2018 and Roy Hartley 2015 - 2018 as Director was unanimously approved by all members. Jeff Whittaker volunteered from the floor to serve on the Board next year.
11. Questions were raised from the floor if JCC residency requirements were being met by the rental of 4424 Powhatan Crossing Drive. Greg Haynes reviewed the Board's involvement to date with the property; the Board will continue to monitor the situation. Concern was expressed from the floor about the condition of an empty home on Deerlope Trail. The Board will investigate.

The meeting was adjourned at 8:20 P.M.

Margaret Steele, Secretary, HOA