

Powhatan Crossing Homeowners' Association

Annual Meeting of Members

April 21, 2016

Board Members

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

24 residents present including proxies

Vice President Roy Hartley called the annual meeting to order.

1. All members attending signed in and a quorum of members in good standing was confirmed. Twenty-three voting members were present, including 10 by proxy.
2. The 2015 Annual Meeting Minutes were reviewed and unanimously approved by the members.
3. Margaret Steele, Secretary, presented the 2015 year in review.
4. Judy Fuss reported on Powhatan Crossing's Stormwater Management System, including pond maintenance, inspection of system drainage pipes and swales and the importance of keeping storm drains cleared of debris. Fuss reviewed PCHA's 5-year Strategic Plan, developed this year to help the Board schedule maintenance tasks and calculate dues amounts needed to cover costs. The Plan lists annual operating expenses as well as costs for all stormwater system maintenance, immediate to long-range. Based on Plan data, the Board increased dues from \$120/year to \$150/year, as of Jul 1, 2016. The increase will raise organization stormwater reserves closer to the amount targeted for 2019 when sludge and debris is due to be cleaned out of the pond. The Board plans to apply this year for a JCC Matching Grant for HOA Stormwater System maintenance. The grant, if awarded, would defray costs for system pipe inspection, planned for this year.
5. Greg Haynes was recognized for his leadership during the previous years. Jeff Whitaker was recognized for his many efforts on behalf of PCHA, especially mapping our Stormwater Management System that identified system elements not previously inventoried.
6. Jason Pully presented the Treasurer's Report; both the 2015 Actual, and the new 2016 Budget income and expenses were explained. A suggestion was made from the floor to increase yearly dues by more than projected in the Strategic Plan so as to reach the reserve target of \$92,000 by 2019. The Plan calls for increasing dues in each of the next 3 years but the amounts projected will attain only \$45,000 by 2019. No motion was presented to further increase dues. The 2016 Budget was unanimously approved as presented.
7. The election of board members proceeded with the nomination of Jan Feigenbaum and Judy Fuss as Directors for 2016 - 2019 term and Jason Pully to fill Greg Haynes remaining term until 2017. There were no nominations from the floor. The nominations were unanimously approved as presented.
8. Morgan Rudder reported on the spring picnic to be held May 7th. No one has offered to help her. She is going to hand out fliers at the bus stops to encourage the children to come and bring their parents. She will ask those attending to bring a dessert, drink and package of hot dogs.
9. Business from the floor included:
 - a. Investigate having VDOT replace our custom street signs with state maintained signs.
 - b. A complaint was registered about a shed behind a Powhatan Crossing Drive residence that is not compliant with our Declarations. Margaret Steele will send a letter to the homeowner requesting he remove the shed.

The meeting was adjourned at 8:00 P.M.

Margaret Steele, Secretary HOA

Reviewed by Board of Directors by email 4/30, 2016