

The Association of Powell Place Home Owners

Trustees Meeting

Thursday, September 10, 2015

6:00 pm

772 Bovee Lane (Bob Carpenter)

Trustees in attendance: Brian Coghlan, Robert Davis, Fletcher Chambers, Ryan Johnson, Mark Roehl, Bob Carpenter

Trustees absent: N/A

Guests in attendance: N/A

Call to order: Brian called the meeting to order at 6:04 pm

Additions to Agenda: No Additions

Approval of the August 2015 Meeting Minutes: Ryan made a motion to approve the August 2015 meeting minutes and Robert seconded the motion. There was a vote and 6— yes, 0-no. Motion passed.

Financial Report (August 2015): Robert made a motion to approve the financial statement for August and Bob seconded the motion. There was a vote and 6 – yes, 0-no. Motion passed.

Pond/Green Space:

Fountain Proposal: The Board is still waiting to receive the fountain proposal from the pond committee. The board will review and discuss the proposal once received.

Amurs: The Board continued a brief discussion on the purchase of 12 Amurs to help mitigate future algae growth in the pond. During discussion, it was suggested that we also consider Jones Fish Hatchery as a potential supplier of the Amurs. In addition, the Board would also like to add some minnows (or similar fish) to help control against mosquitos. Brian will contact Clayman Property Services to instruct them to proceed with the acquisition of the Amurs and the minnows.

Fence: The Board received and discussed multiple proposals to consider for the installation of a fence on the north side of the pond. After discussion, the Board decided to hold off on pursuing the fence installation.

Reserve Study Proposals: The Board received updated proposals regarding the Reserve Study, as was requested following last month's meeting. There was a discussion and the Board selected Miller-Dodson to perform the reserve study. Mark made a motion to select Miller-Dodson to complete the Reserve Study and Brian seconded the motion. There was a vote and 5— yes, 0-no, 1 abstained. Motion passed

Enforcement Policy Development: The Board continued discussion on the development of the association's enforcement policy. The discussion consisted of defining major vs minor infractions,

communication protocol, and corresponding penalties. We hope to have a final draft available for vote at the next meeting, scheduled for October 8, 2015.

Property Management – 2016 Request for Proposals: The Board continued our discussion on property management for 2016 and identified 3 potential property management companies. Ryan will reach out to each of them to invite them to make a presentation at the October Board meeting.

Adjournment: Mark made a motion to adjourn the meeting and Brian seconded the motion. The meeting adjourned at 6:50 pm.

Next Board Meeting: OCTOBER 8, 2015 @6:00 pm @ 842 BOVEE LANE