

PLHA Board of Directors Meeting Minutes

Date: August 19, 2025

Time: 5:00 PM

Location: Greenbrier Church, 1101 Volvo Pkwy., Chesapeake, VA 23320

Directors Present

- Bruce Bauss, President
- James Carpenter, Treasurer
- Joseph Frazier, ARC Director
- Glenn Martin, Co-Vice President / Assistant ARC Director
- Lynne Brumund, Secretary
- Melany Ploof, Director
- Darlene Flowers, Director

Directors Absent:

- Steve Warnecke, Vice President
- Ann Cazares, Director

Management Present: Debbie Hill

Quorum: A quorum of the Board was present.

Call to Order

The meeting was called to order by President Bauss at 5:02 PM.

Homeowners' Forum

Opened at 5:03 PM.

- A homeowner raised concerns regarding the need to ensure trees and hedges are pruned. The President agreed and reassured that the Board is working with the current landscaping company to verify adherence to contractual obligations.
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Approval of Previous Minutes

Approval of previous 2025 minutes was tabled until receipt from Director Ann Cazares.

Financial Report

Treasurer Carpenter presented the proposed 2026 budget.

Discussion:

- The Board of Directors (BOD) will share inspection duties with AMAG, with AMAG completing one inspection annually and the BOD conducting the second.
- Proposals for landscaping services were reviewed.
- A meeting with the current landscaping company, Townscapes, is scheduled to review 2026 services and pricing.
- To support healthy growth of the Reserve Funds, the Treasurer will continue an ongoing review of CD rates. Funds will be moved, in accordance with regulations, into CDs with the highest return rates available.

Motions:

1. Motion by Treasurer Carpenter to continue services with the current landscaping company, Townscapes.
 - Seconded by ARC Director Frazier.
 - Motion carried unanimously.
 2. Motion by ARC Director Frazier to approve the 2026 budget, including a 2.7% increase to annual assessments over 2025.
 - Seconded by [insert director's name].
 - Motion carried.
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Committee Reports

Lake Committee

- ARC Director Frazier reviewed a presentation delivered to the city addressing the negative impacts of new construction, commercial development, and traffic on PLHA's lakes. The Board seeks partnership with the city to implement pollution-prevention solutions.

Beautification Committee

- The Board discussed the need to secure City approval for development on the common area near the pump station.

- A community “wish list” of potential amenities is under consideration.

ARC Committee

- Three homes remain in violation of covenants; cases have been forwarded to the city for inspections.
 - Another home requires verification of violation completion.
 - The Board discussed potential stronger consequences for homeowners with repeat violations of the same nature without resolution.
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Manager’s Report

No report was presented.

New Business

- President Bauss emphasized the importance of PLHA maintaining a presence at City Council and City Planning Committee meetings. He requested that Board members review the upcoming schedule and select meetings to attend.
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Adjournment

There being no further business, the meeting was adjourned at 6:57 PM.

Next Meeting

Event: PLHA Annual Members Meeting

- **Date:** Tuesday, October 7, 2025
- **Time:** Arrive by 4:45 PM; Meeting begins at 5:00 PM
- **Location:** TBD