

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
JANUARY 18, 2022

Board Members Present: Chris Cahill, President
Curtis Cultice, Treasurer
Matthew Woodhouse, Secretary
Jamia Canlas, Member at Large

Absent: Geoff Lawson, Vice President

Others Present: Chuck Vaughan, General Manager

I. CALL TO ORDER

The meeting (*held virtually due to the COVID-19 pandemic*) was called to order by Chris Cahill at 6:47 PM.

II. RESIDENT'S FORUM – Three residents in attendance.

III. READING AND APPROVAL OF MINUTES

MOTION: Mr. Cahill Moved to approve the November 2021 minutes. The Motion was seconded by Mr. Cultice and carried unanimously.

IV. MANAGEMENT REPORT

Financials – While the accounting department is preparing to close the books for 2020 and financial statement will not be available until mid-February, Mr. Vaughan summarized the association's financial position as of the end of November, stating a few categories underbudget or overbudget and the reasons:

Investments	\$800,000
Cash	\$300,000
Overall expenses	5% underbudget

Management Items - Management provided status updates:

- Hallway painting project concluded late November and Management asked for the Board's directive on addressing approximately 10% of owner's doors that remain fully unpainted (because owner's schedules didn't permit them to open their door for painters who needed to access their door knobs).
- The retaining walls project will be deferred until spring when the weather is warmer.

V. OLD BUSINESS

VI. NEW BUSINESS

Master Insurance – Management presented options for renewing the association’s insurance policy with Risk Strategies (formerly Weaver Brothers).

MOTION: Mr. Cultice Moved to accept a policy renewal with Risk Strategies for the 2021-2022 term. The Motion was seconded by Mr. Woodhouse and carried unanimously.

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting to Executive Session at 7:20 PM. The Motion was seconded by Mr. Woodhouse and carried unanimously.

VIII. ADJOURNMENT TO OPEN SESSION

MOTION: Mr. Cahill Moved to approve waiving small balances not to exceed \$50.00. The Motion was seconded by Mr. Cultice and carried unanimously.

IX. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting at 7:44 PM. The Motion was seconded by Ms. Canlas and carried unanimously.

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Matthew Woodhouse

2/15/2022

Matthew Woodhouse, Secretary

Date