

COLONIAL VILLAGE II CONDOMINIUM

BOARD OF DIRECTORS

MEETING MINUTES

JANUARY 17, 2023

Board Members Present: Geoff Lawson, President
Curtis Cultice, Vice President
Eric Breit-Nicholson, Treasurer
Matthew Woodhouse, Secretary
Jamia Canlas, Member at Large

Others Present: Two Residents
Chuck Vaughan, General Manager

I. CALL TO ORDER

The meeting was called to order at 6:47 PM by Geoff Lawson.

II. **RESIDENT'S FORUM** – Questions were directed to Management to address the status of replacing the 1752-1762 address sign that had fallen and had been removed from the courtyard and questions regarding expense line items in the approved 2023 budget.

III. READING AND APPROVAL OF MINUTES

**MOTION: Mr. Lawson Moved to approve the November meeting minutes as presented.
The Motion was seconded by Mr. Cultice and carried unanimously.**

IV. MANAGEMENT REPORT

Financials – Management presented the November financials included in the report package along with a variance report. Management reminded that December yearend financials would not be available until after accountants closed the books (after Jan 15th) and sent separately when available.

Management Items

- Referencing the Management Task List which captured incomplete or deferred items by the Management or the Board of Directors in 2021 and 2022. There was Board consensus for each member to review and prioritize tasks for discussion at February's meeting.
- Management commended the Board again for its commitment to carry out several capital improvements projects over time which included the replacement of all the association's roofs (except shingled roofs) along with building foundation and masonry issues – a huge accomplishment!

V. OLD BUSINESS

VI. NEW BUSINESS

Roof Proposal to replace Shingled Roofs

Management presented a roof replacement proposal deferred by the Board in the fall of 2022 to address replacement of the shingled roofs at 1752, 1736 Rhodes and 1859 Wilson.

MOTION: Mr. Lawson Moved to approve the roofing proposal to replace shingled roofs. The Motion was seconded by Mr. Cultice and carried unanimously.

Ad Hoc Committee

Mr. Lawson suggesting holding off on soliciting for a committee to explore upgrades to the community meeting room while the board members define the scope of the project.

Next Meeting – Tuesday, February 21st

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Lawson Moved to adjourn the meeting to Executive Session at 8:14 PM. The Motion was seconded by Mr. Woodhouse and carried unanimously.

VIII. RECONVENE TO OPEN SESSION

MOTION: Mr. Lawson Moved to approve legal counsel's request to hire a private investigator regarding a delinquent unit owner's account. The Motion was seconded by Mr. Woodhouse and carried unanimously.

IX. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Lawson Moved to adjourn the meeting at 8:30 PM. The Motion was seconded by Mr. Breit-Nicholson and carried unanimously.

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Matthew Woodhouse

February 21, 2023

Matthew Woodhouse, Secretary

Date