

# COLONIAL VILLAGE II CONDOMINIUM

## BOARD OF DIRECTORS

### MEETING MINUTES

FEBRUARY 21, 2023

Board Members Present: Geoff Lawson, President  
Curtis Cultice, Vice President  
Eric Breit-Nicholson, Treasurer  
Matthew Woodhouse, Secretary

Absent: Jamia Canlas, Member at Large

Others Present: Three residents  
Chuck Vaughan, General Manager

#### I. CALL TO ORDER

The meeting was called to order at 6:50 PM by Geoff Lawson.

#### II. RESIDENT'S FORUM

#### III. READING AND APPROVAL OF MINUTES

**MOTION: Mr. Lawson Moved to approve the January meeting minutes as presented.  
The Motion was seconded by Mr. Breit-Nicholson and carried unanimously.**

#### IV. MANAGEMENT REPORT

**Financials** –December yearend financials are still being finalized and will be made available as soon as received.

##### Management Items

While there were no action items for the Board's consideration, Management provided updates:

- Landscaping – approved small project for landscape contractors to clear out debris and remove invasive vines from the ravine
- Roof Replacements – the shingled roofs at 1752, 1736 Rhodes and 1859 Wilson are scheduled to be replaced within the next two weeks, weather permitting.
- Window Installations in Historic Section – Management is continuing collaborative efforts with both Colonial Village III board and Arlington County regarding the discontinued "Hybrid" Paradigm vinyl window which was the only County- approved window residents were able to install other than wood in the historic sections on Rhodes and Wilson.
- The deferred task list items carried over from 2021 and 2022 will continue to be worked through while the board prioritizes the tasks at this or the next meeting.

V. OLD BUSINESS

VI. NEW BUSINESS - **NEXT MEETING – TUESDAY, MARCH 21, 2023**

VII. ADJOURNMENT TO EXECUTIVE SESSION – 7:35 PM

**MOTION:** With no further business to discuss, Mr. Lawson Moved to adjourn the meeting to Executive Session at 7:35 PM to discuss sensitive matters, delinquencies, and a Hearing for a covenants/rules violation. The Motion was seconded by Mr. Woodhouse and carried unanimously.

A Rules Violation Hearing was held to discuss allegations made against an owner's tenant for smoking within the unit after the association's Regulatory Resolution 2022-1 (Smoking of any Substance Prohibited in Any Condominium Buildings) became effective October 20, 2022.

VIII. RECONVENE TO OPEN SESSION – 8:20 PM

**MOTION:** Mr. Lawson Moved to convene to Open Session at 8:20 PM. The Motion was seconded by Mr. Cultice and carried unanimously.

**MOTION:** Mr. Breit-Nicholson Moved to impose a rules violation charge of \$50 per violation, for violating the association's rules restricting smoking within units. The Motion was seconded by Mr. Lawson and carried unanimously.

**MOTION:** Mr. Breit-Nicholson Moved to deny an owner's request to be reimbursed for personal items alleged to have been taken from a laundry room dryer. The Motion was seconded by Mr. Lawson and carried unanimously.

IX. ADJOURNMENT

**MOTION:** With no further business to discuss, Mr. Breit-Nicholson Moved to adjourn the meeting at 8:43 PM. The Motion was seconded by Mr. Woodhouse and carried unanimously.

Respectfully Submitted by:  
Sonya Rainey, Recording Secretary

Approved by:

*Matthew Woodhouse*

*March 21, 2023*

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Matthew Woodhouse, Secretary

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Date