

**COLONIAL VILLAGE II CONDOMINIUM**  
BOARD OF DIRECTORS  
MEETING MINUTES  
MAY 17, 2022

Board Members Present: Chris Cahill, President  
Geoff Lawson, Vice President (arrived at 7:45)  
Curtis Cultice, Treasurer  
Jamia Canlas, Member at Large (arrived at 7:25)

Absent: Matthew Woodhouse, Secretary

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 7:24 PM.

**II. RESIDENT'S FORUM** – Five residents were in attendance and raised questions regarding seeking variances for door knobs out of compliance, summer plantings in courtyards, Board consideration for in-person association meetings.

**III. READING AND APPROVAL OF MINUTES**

The consideration and approval of April meeting minutes was deferred until June's meeting.

**IV. MANAGEMENT REPORT**

**Financials** – Management was awaiting the finalization of March and April financials and informed that he would forward with the after meeting follow up reporting.

**Management Items** - Management addressed a few maintenance items in progress and/or completed since the last reporting period. Meter stack replacements dates have been obtained from Dominion with notices sent to residents who will be affected by a one-day power outage.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**Draft Smoking Rules** –Management had received 20 responses from owners from a survey soliciting comments on a proposal to restrict smoking in units and possibly common areas close to building entrances. Board members asked that Management resent the survey with a deadline and return responses for their review prior to the June meeting.

**Roof Replacements** – There was Board consensus to approve proposals to replace the remaining eight of 41 roofs as the proposal offered a 5% discount (approximately \$18,000 savings) if replacements were performed simultaneously at the following locations on Rhodes and Wilson:

Rhodes – 1724, 1728, 1732, 1740, 1742, 1744  
Wilson – 1847, 1849

**MOTION:** Mr. Cahill Moved to approve roofing contract proposals for 8 roofs totaling \$347,231. The Motion was seconded by Mr. Cultice 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 7:37 PM. The Motion was seconded by Mr. Cultice and carried unanimously.

**VIII. ADJOURNMENT**

**MOTION:** With no further business to discuss, Mr. Cahill Moved to adjourn the meeting at 7:58 PM. The Motion was seconded by Mr. Cultice and carried unanimously.

Respectfully Submitted by:  
Sonya Rainey, Recording Secretary

Approved by:

*Chris Cahill*

*June 20, 2022*

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Chris Cahill, President

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Date