

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
AUGUST 17, 2021

Board Members Present: Chris Cahill, President
Geoff Lawson, Vice President
Curtis Cultice, Treasurer
Deirdre McNulty, 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 6:46 PM.

II. RESIDENT'S FORUM – Two residents were in attendance.

III. READING AND APPROVAL OF MINUTES

MOTION: Mr. Cahill Moved to approve the July 2021 minutes. The Motion was seconded by Ms. McNulty and carried unanimously.

IV. MANAGEMENT REPORT

Financials – Management provided the July financial statements and variance report also confirmed review by Mr. Cultice. Management reported on the operating and reserve account balances and pointed to overages such as the Utilities/Water line item being overbudget due to watering plantings. A draft budget meeting has been set with Mr. Cultice for Friday, August 20th.

Management Items - Management provided status updates on maintenance and building projects.

V. OLD BUSINESS

Hallway Painting – Management sought the Board's direction on timing to advise owners that a contractor had been approved to paint the hallways and railings and request owners provide their 1st and 2nd paint color choices of the four provided. It was the Board's consensus that Management would solicit feedback until September 1st and post color samples in the laundry rooms for viewing.

VI. NEW BUSINESS

Window Installation Resolution - Management provided a draft with recommended updates for the Board's consideration. A second draft will be forwarded prior to the next meeting so that the Board can approve in September.

Guidelines for E-Meetings Resolution – Legal counsel is preparing a resolution to address guidelines for future virtual and hybrid meetings, specifically in preparation for the October Annual Meeting.

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting to Executive Session at 7:46 PM. The Motion was seconded by Mr. Lawson and carried unanimously.

VIII. ADJOURNMENT TO OPEN SESSION

MOTION: Mr. Cahill Moved to approve part of an owner's request to seek reimbursement from the association for expenses incurred during a water leak. The Motion was seconded by Ms. McNulty and carried unanimously.

IX. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting at 8:08 PM. The Motion was seconded by Ms. McNulty and carried unanimously.

**The Next Regular Meeting is scheduled to be held virtually Tuesday,
September 21, 2021.**

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Chris Cahill

Chris Cahill, President

9/21/2021

Date