

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 12, 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 7:48 PM.

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

III. READING AND APPROVAL OF MINUTES

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

IV. MANAGEMENT REPORT

Financials – September financial statements and variance report were forwarded by Management (a summary of the association's financial position was provided by Management during the annual meeting).

A final draft of the proposed 2022 budget will be presented prior to the November meeting after Management has reviewed September totals and 3rd quarter trends. A recommendation for an increase based on shortfalls will be presented for the Board's consideration and approval.

Management Items - Management provided status updates:

- Hallway painting project has commenced on Key Boulevard and will continue through November with door painting to be done on Saturdays
- Siberian Elm tree in front of 1736 Rhodes Street has been declining in health for years and has been recommended for removal within a few weeks. An overgrowth of weeds in the same courtyard will be addressed with the landscaping company.
- Material delays has deferred the commencement date for repairing retaining walls in the same courtyard.

V. OLD BUSINESS

Guidelines for E-Meetings Resolution

MOTION: Mr. Cahill Moved to affirm an electronic vote to approve the Guidelines for E-Meetings Resolution. The Motion was seconded by Mr. Lawson and carried unanimously.

Window Guidelines Resolution

Management provided a final draft of revisions to Resolution for the Board's consideration.

MOTION: Mr. Cahill Moved to approve the Window Guidelines Resolution as presented. The Motion was seconded by Mr. Lawson and carried unanimously.

VI. NEW BUSINESS

ORGANIZATIONAL MEETING

Newly elected Board members were welcomed following the Annual Meeting. After consideration, it was the Board's consensus to designate member positions at the November meeting.

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting to Executive Session at 8:04 PM. The Motion was seconded by Mr. Lawson and carried unanimously.

VIII. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting at 7:57 PM. The Motion was seconded by Ms. McNulty and carried unanimously.

**The Next Board Meeting is scheduled to be held virtually on
Tuesday, November 16, 2021.**

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Chris Cahill

11/16/2021

Chris Cahill, President

Date