

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 11, 2022

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

Others Present: Chuck Vaughan, General Manager

I. CALL TO ORDER

The meeting (*held virtually due to the COVID-19 pandemic*) was called to order at 7:35 PM by Geoff Lawson.

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

III. READING AND APPROVAL OF MINUTES

MOTION: Mr. Lawson Moved to approve the September minutes with no corrections. The Motion was seconded by Mr. Cultice and carried unanimously.

Mr. Lawson Moved to approve the August minutes with no corrections. The Motion was seconded by Mr. Woodhouse and carried unanimously.

IV. MANAGEMENT REPORT

Financials - Within the financials section, Management provided the Capital Improvements projects report, balance sheet and income statements, a financial variance report along with the draft 2023 budget. Management held a budget meeting with Board Treasurer Curt Cultice the 1st week of October and are proposing a 2% increase in assessments for 2023.

Management will present the final draft in November for the Board's consideration and approval.

Management Items & Updates -

Roofs: The roof replacement project for 2022 will conclude within a few weeks. Three roofs on Wilson were completed the end of September and 1724/1728 Rhodes are expected to be completed by the end of October.

Landscaping: Fall plantings will not be completed due to an early cold patch of weather in October. Met with the arborist regarding a few trees that were pruned by the County away

from electrical lines to discuss the remaining health – especially a large oak on Rhodes which was severely and awkwardly pruned, leaving the tree branches lopsided.

V. OLD BUSINESS - None

VI. NEW BUSINESS

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Lawson Moved to adjourn the meeting to Executive Session at 7:55 PM. The Motion was seconded by Mr. Woodhouse and carried unanimously.

VIII. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Lawson Moved to adjourn the meeting at 8:12 PM. The Motion was seconded by Mr. Cultice and carried unanimously.

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Matthew Woodhouse, Secretary

Date