

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
NOVEMBER 17, 2020

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 (virtual due to COVID-19 pandemic) was called to order by Chris Cahill at 6:50 pm.

II. RESIDENT'S FORUM – One resident in attendance

III. READING AND APPROVAL OF MINUTES

MOTION: Mr. Lawson Moved to approve October minutes. The Motion was seconded by Ms. McNulty and carried unanimously.

IV. MANAGEMENT REPORT

Financials

Mr. Vaughan presented October financial statements, highlighting variances and association's financial position and presented the 2nd draft proposed 2021 budget for consideration and approval.

MOTION: Mr. Cahill Moved to approve the 2021 budget with a 2.5% increase in assessments. The Motion was seconded by Mr. Lawson and carried unanimously.

Mr. Vaughan provided maintenance and management task updates:

- Fall plantings are scheduled to be installed November 30th.
- A proposal was presented with recommendations to address soil erosion and drainage issues behind 1762 Rhodes and the corner of 1800 Key/Rhodes. It was the Board's consensus that Management schedule a walk-through meeting with the representative, Management and several Board members to view areas and proposed method for addressing the issues.
- Preventive tree maintenance to address clearance around buildings is scheduled to occur the first week of December.
- Management sought the Board's consideration to move forward with obtaining proposals from an engineering firm to provide a scope of study/recommendations regarding in-unit washers and dryers.

MOTION: Ms. McNulty Moved that Management would pursue the Board's directives to have an engineering feasibility study performed to see if the current plumbing could accommodate the installation of in-unit washers/dryers in all units. The Motion was seconded by Mr. Cahill and carried unanimously.

V. OLD BUSINESS

VI. NEW BUSINESS

Organizational Meeting

Following the October Annual Meeting, it was the Board's consensus to defer consideration of reassigning Board positions until the January 2021 meeting.

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn to Executive Session at 7:49 to discuss covenants violations, delinquencies and/or sensitive matters. The Motion was seconded by Ms. McNulty and carried unanimously.

VIII. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn at 7:58 The Motion was seconded by Ms. McNulty and carried unanimously.

**The Next Regular Meeting is scheduled to be held virtually Tuesday,
January 19, 2021.**

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Chris Cahill

1/19/2021

Chris Cahill, President

Date