COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, APRIL 25, 2018

Members Present:	Susan Craig, Vice President Scott Talbott, Treasurer Anne Lewis, Secretary Bonnie Powell, Member At Large
Absent:	Austin Wiehe, President Geoff Schwartzman, Member At Large Barbara Wiehe, Member At Large
Management Agent:	Chuck Vaughan, General Manager

I. **Call to Order**

The meeting was called to order at 7:08 pm by Susan Craig.

II. **Reading and Approval of Minutes**

MOTION: Ms. Craig Moved to approve the March meeting minutes with two corrections. The Motion was seconded by Mr. Talbott and carried unanimously.

III. **Reports of Committees**

Bake & Yard Sale – Committee reported that 2^{nd} announcement which will contain information about the event scheduled for June 16^{th} along with a QR code for online sign-ups would be forthcoming within a week so that Management can distribute via email.

Newsletter – Committee reported that fifty percent of the content is complete and that because one member is currently out of town, it was hopeful their content would be submitted so that a draft could be forwarded to the Board in May.

Treasurer – Mr. Talbott presented the 2^{nd} draft of an Investment Policy Resolution #2018-1 on "Procedures Relative to Investment of the Association's funds" for the Board's consideration.

MOTION: Mr. Talbott Moved to approve the investment policy resolution as presented. The Motion was seconded by Mrs. Lewis and carried unanimously.

IV. **Management Report**

Financial - Mr. Vaughan presented March financials, referencing variances and the status of the association's investments.

Landscape – Management presented two proposals for discussion, both within Management's spending authority, addressing concerns below:

1900-06 Rhodes	Install river rocks to address runoff & shrubbery
1900-06 Rhodes	Replace landscape timbers
1802-04 Lee	Replace broken and reset existing flagstones
1903 Key	Install metal edging to address runoff

It was the Board's consensus to proceed with Management's recommendations. Additionally, Management was prompted to seek landscape enhancement options to deter placement of bulk items near the exterior trash room.

Shutter Replacements – Management presented a proposal for the purchase and replacement of any missing shutters and for the removal and reinstallation of loose shutters at the second level.

MOTION: Ms. Craig Moved to accept the proposal for the purchase and replacement of shutters for windows located on the 2nd level. The Motion was seconded by Mrs. Lewis and carried unanimously.

V. **Old Business**

Roof Replacements/Inspection - Management presented a consulting engineer's proposal to perform a full roof inspection, provide oversight and recommendations.

Management was tasked with seeking clarity on the proposal pricing – inclusive of project management and/or inspection only and whether any of the other two sister communities may be seeking consulting services to take advantage of economies of scale. Additionally, Management was tasked with providing an additional bid for price comparison.

VI. **New Business**

VII. **Adjournment to Executive Session**

MOTION: Ms. Craig Moved to adjourn to Executive Session at 8:06 to discuss delinquencies, covenants violations and/or other sensitive matters. The Motion was seconded by Mr. Talbott and carried unanimously.

VIII. **Reconvene to Open Session**

During Executive Session, the Board voted on a delinquent homeowner's request to establish a payment plan.

IX. Adjournment

MOTION: **Ms. Craig Moved to adjourn at 8:20 with no further business to discuss. The Motion was seconded by Mr. Talbott and carried unanimously.**

NEXT MEETING   ***WEDNESDAY, MAY 23, 2018***

Respectfully Submitted by: Sonya Rainey, Recording Secretary

Approved by: A E Lewis
Anne Lewis, Secretary

Date 5/23/18