

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

Members Present: Austin Wiehe, President  
Susan Craig, Vice President  
Scott Talbott, Treasurer (*via conference call*)  
Barbara Wiehe, Member At Large

Absent: Anne Lewis, Secretary  
Bonnie Powell, Member At Large  
Geoff Schwartzman, Member At Large

Management Agent: Chuck Vaughan, General Manager

I. **Call to Order**

The meeting was called to order at 7:14 pm by Susan Craig.

II. **Resident's Forum**

No residents in attendance.

III. **Reading and Approval of Minutes**

**MOTION:** Mr. Wiehe Moved to approve the June meeting minutes as presented.  
The Motion was seconded by Ms. Craig and carried unanimously.

IV. **Reports of Committees**

**Bake & Yard Sale** – A September yard and bake sale will be planned by the committee.

V. **Management Report**

**Financial** - Mr. Vaughan presented June financials along with a variance reporting overall the associations expenses are running 3% underbudget for the month and 15% underbudget year-to-date.

**LED Lighting** – Management sought feedback on LED lamps installed in a courtyard of a neighboring CV community so that Board members could view lighting levels and come to a consensus to install the same lighting at CVI.

**MOTION:** Ms. Craig Moved to proactively approve retrofitting current exterior wood pole lamps (bulbs) with 2700-Kelvin LED lamps as long as one of three revised proposals doesn't exceed \$10,000. If the lowest proposal received is over that amount, then Management will solicit additional bids to present in August. The Motion was seconded by Mr. Wiehe and carried unanimously.

VI. **Old Business**

**Roof Survey**

The approach for replacing roofs as they near the end of their useful life was discussed. Management was tasked with obtaining a proposal from a roofing engineering consultant on aggregating costs with one or two other CV communities.

VII. **New Business**

Tree Trimming – Ms. Craig inquired about the timing to address tree limbs which are encroaching window screens and/or roofs. Management referenced the annual pruning schedule and stated that this work would be addressed in September and October.

VIII. **Adjournment to Executive Session**

**MOTION:** Mr. Wiehe Moved to adjourn to Executive Session at 8:30 to discuss delinquencies, covenants violations and/or other sensitive matters. The Motion was seconded by Ms. Craig and carried unanimously.

IX. **Reconvene to Open Session & Adjournment**

The Board reconvened to Open Session at 8:34 PM.

**MOTION:** Mr. Wiehe Moved to adjourn at 8:34 with no further business to discuss. The Motion was seconded by Mrs. Wiehe and carried unanimously.

**NEXT MEETING  
WEDNESDAY, AUGUST 22, 2018**

Respectfully Submitted by: Sonya Rainey, Recording Secretary

Approved by:

*Austin Wiehe*

*8/22/18*

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Austin Wiehe, President

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Date