

COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, SEPTEMBER 26, 2018

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

I. **Call to Order**

The meeting was called to order at 7:12 pm by Austin Wiehe.

II. **Resident's Forum**

III. **Reading and Approval of Minutes**

MOTION: Mr. Wiehe Moved to approve the August meeting minutes as presented. The Motion was seconded by Mr. Schwartzman and carried unanimously.

IV. **Reports of Committees**

V. **Management Report**

Financial - Mr. Vaughan presented August financials along with a variance reporting association expenses running 13% underbudget year-to-date. Also presented was the draft 2019 budget, which was submitted to the Treasurer, President and Vice President for review on September 24th.

A budget review meeting has been set for October 2nd.

Management provided status updates regarding new and ongoing projects to include:

- Meter stack replacements to begin 10/2 – 10/3 for 1902, 1920 and 1922 Rhodes.
- New LED light installations in common area laundry, storage and trash rooms are completed at 2011 and 2015 Key Blvd and will continue to other common areas until project completion.
- New LED light installations for the exterior wooden pole lights will begin in October.
- Additional security cameras were installed on Rhodes Street near the exterior trash enclosure which have added more coverage for residents who have been dumping illegally.

VI. **Old Business**

Roof Inspections - Discussion continued from prior meetings on approach to address roof replacements. All roofs are reaching the end of the 20-year warranty. Two approaches discussed: 1) continue to monitor the roofs regularly and respond to minor repairs and leaks as necessary and defer further roof replacements; or 2) have an independent engineering company survey remaining roofs not yet replaced and prioritize buildings that are found in imminent need of replacement and proceed with those replacements as appropriate over the next 1-3 years. After consensus, members voted.

MOTION: Mr. Wiehe Moved to approve a roofing engineer's proposal to inspect and provide a report on the conditions of the remaining roofs. The Motion was seconded by Mrs. Lewis and carried unanimously.

VII. **New Business**

Landscape Management – Management presented a three-year renewal proposal from the current landscape contractor for the Board's consideration, noting that wording had been added to include monthly weeding of beds and sidewalks, along with their snow removal contract for the 2018-2019 season.

MOTION: Mr. Wiehe Moved to approve the landscape and snow removal proposals. The Motion was seconded by Mrs. Wiehe and carried unanimously.

VIII. **Adjournment**

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

**NEXT MEETING
WEDNESDAY, OCTOBER 10, 2018**

Respectfully Submitted by: Sonya Rainey, Recording Secretary

Approved by: Anne Lewis
Anne Lewis, Secretary

10/10/18
Date