COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, AUGUST 28, 2019

Members Present:	Austin Wiehe, President Susan Craig, Treasurer Bonnie Powell, Member At Large *(Via Conference Call)* Scott Talbott, Member At Large *(Via Conference Call)* Barbara Wiehe, Member At Large
Absent:	Geoff Schwartzman, Vice President
Management Agent:	Chuck Vaughan, General Manager

I. Call to Order

The meeting was called to order at 7:07 pm by Austin Wiehe.

II. Resident Forum

A new owner introduced himself and was welcomed and thanked for coming out to participate by Board members.

III. Reading and Approval of Minutes

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

IV. Management Report

Financial – Mr. Vaughan reported on the association's financial position and presented July financials and variance report. Year-to-date, the association's finances are running 18% underbudget.

Projects

- The tuck-pointing project at 1901-1917 Rhodes Street was completed early and underbudget with no issues.

- Roof replacements will begin the week of September 16th at 2011, 2015 and 2017 Key Boulevard. There was discussion around the implementation of the roofer's approach to install larger scuppers as recommended in a prior roofing evaluation and the additional, associated costs. Management explained that the additional costs were nominal and within Management's spending authority.

- Landscaping – The next Board-approved area designated to receive an enhancement will be at the 1903 Key front entrance to address soil erosion and bare areas. Enhancements at the remaining areas approved near 2021 Key and Lee Highway will be performed late fall.

- There was Board discussion surrounding plantings in the 1900-1906 Rhodes courtyard which were installed by a resident without Board approval which are also inconsistent with other plantings throughout the community. Their consensus was that Management would direct the landscapers to remove the plantings at the end of the season.

V. <u>Old Business</u>

Exterior Painting Proposals – At the June 26th meeting, Management presented proposals for the exterior painting of the white, wood surfaces (excluding the sills); however, the Treasurer expressed reluctances on whether the funds would be drawn from Operating or from Reserves because it was an unplanned expense for 2019. It was recommended to conduct an electronic vote after Ms. Craig reviewed the association's financial position with Management following the meeting.

MOTION: Ms. Craig Moved to approve Nova Painting's proposal. The Motion was seconded by Mrs. Wiehe and carried unanimously.

VI. <u>New Business</u>

- The September Board meeting will be not be held since October's Annual Meeting and the regular meeting will be held October 9th.

- Budget meeting with Management will be held Tuesday, September 24th at 6pm in the Management Office. Management will forward the 1st Draft 2020 Budget at least a week before the meeting.

- Bylaw Amendments – Scott Talbott reported on his communications with legal counsel seeking advice on the process to amend the association's Bylaws to address electronic communications as an additional method of notifying residents in lieu of mail only notifications. Board members thanked Scott for his efforts and agreed that he move forward with legal counsel drafting an amendment to address communications and the new Virginia Code section updates which could be mailed out with the annual budget mailing in December.

- Charging Stations – The Board reviewed correspondence from a unit owner asking if they would consider the feasibility of placing a charging station in the parking lot.

VII. Adjournment to Executive Session

MOTION: **With no further business to discuss, Mr. Wiehe Moved to adjourn to Executive Session at 8:14 PM to discuss delinquencies, covenants violations and sensitive matters. The Motion was seconded by Ms. Craig and carried unanimously.**

VIII. ADJOURNMENT OF EXECUTIVE AND RE-ENTER REGULAR SESSION

IX. ADJOURNMENT

MOTION: **With no further business to discuss, Mr. Wiehe Moved to adjourn at 8:28. The Motion was seconded by Mrs. Wiehe and carried unanimously.**

NEXT MEETING
WEDNESDAY, OCTOBER 9, 2019

Respectfully Submitted by: Sonya Rainey, Recording Secretary

Approved by: Austin Wiehe 10/9/19
Austin Wiehe, President Date