

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
BOARD MEETING MINUTES
JULY 30,2019**

BOARD MEMBERS PRESENT

BRENDA PURDY	STOCKBRIDGE PRESIDENT
LOUIS WILLIAMS JR.	STOCKBRIDGE TREASURER
KRISTEN MORGAN	STOCKBRIDGE MEMBER AT LARGE

BOARD MEMBERS ABSENT

TIFFANY SCOTT	STOCKBRIDGE VICE PRESIDENT
SHELLEY HAVENER	STOCKBRIDGE SECRETARY

MANAGEMENT ATTENDEE

ERIN AGUILAR	PMI COMMUNITY MANAGER
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I. CALL TO ORDER

President, Brenda Purdy called the meeting to order at 7:04 p.m. The meeting was held at the office of PMI Prince William located in Triangle, VA.

II. ESTABLISHMENT OF QUORUM

Three (3) board members present.

III. APPROVAL OF MINUTES

Brenda motioned to approve the meeting minutes from April 30,2019 as written. Kristen seconded. The motion carried unanimously.

IV. RESIDENT FORUM

Four (4) residents in attendance. A resident in attendance expressed concerns about the status with VDOT regarding continued water runoff from the commuter lot affecting the back of the units. The flooding is still bad during heavy rain. Brenda advised she will check in with VDOT, because she has not heard any further updates. Another resident reported during the last heavy storm she had splashes of mud come out where the washing machine drains. She is concerned the storm pond down by the pool maybe backing up. This is the first time this has occurred. The storm pond was just cleaned out, so she was advised to monitor. Concerns about the speeding vehicles around the Tot Lot. We talked about looking into getting additional speed bumps & other ways to correct the problem. The residents also inquired about any updates on getting a traffic light for the community. A complaint about the bad oil spot in parking space #122 with cat litter on top of the spill was reported.

V. POOL COMMITTEE

No pool committee held.

VI. MANAGEMENT REPORT

The balances in the Association's bank accounts as of 07/30/19 are as follows:

- Stockbridge Operating account: \$37,660.45.
- Stockbridge Savings account: \$158,868.35.
- Stockbridge Money Market account: \$41,300.53.
- Stockbridge/Ashmere Operating account: \$114,316.77.
- Stockbridge/Ashmere Money Market account: \$5,287.93.
- Stockbridge/Ashmere Savings account: \$49,335.56.

Goldklang has provided the draft copy of transition audit & 2018 taxes. Finalized copies will be provided when available for signature. The Tot Lot proposal has been received & the down payment is due soon awaiting timeline for installation date.

VII. UNFINISHED BUSINESS

- Follow up reinspection of the property to be scheduled followed by hearings.
- Review of parking policy resolution changes will be postponed until the annual board meeting in October.
- Carlos is going to go around & look at the sidewalks & railings that he needs to fix. He will give us proposal for what it will cost to repair.
- Painting of bay roof hoods on the upper units & repainting of railings to be determined for next spring.
- Tot Lot installation scheduling updates.

VIII. NEW BUSINESS

Kristen motioned to approve the architectural request at #4237 Stockbridge Dr. for the owner to replace deck wood with trek at her expense. Louis seconded. The motion carried unanimously. 2020 draft budget changes were discussed, but due to time constraints it was found to call a special board meeting to finish the 2020 budget on September 3, 2019 at 6:30 p.m.

President, Brenda Purdy, adjourned open session at 7:28 p.m.

IX. EXECUTIVE SESSION

Executive session was called to order at 7:30 p.m.
Executive session was adjourned at 7:55 p.m.

The board moved to give SBC109 30 days to remove tarp from the deck & fence, remove plywood inside the backyard fence, & provide letter of documentation the dogs are therapy animals.

The board moved to give the owner of SBC069 10 days to correct the front door outside light fixture before assessing \$10/day fine. The board moved to assess the owner of SBC082 \$50 fee for removal of tree branches from common area behind their rear fence. The board schedule a hearing for the owners of SBC150, SBC111, SBC006, SBC080, SBC144, & SBC114 the assessment of towing relocation charges for the common area parking space painting. The owners did not attend the hearings & did not submit a written response. The board assessed the relocation as noticed in the hearing notice. The board moved to dismiss trash violation to the owner of SBC150, because issue has been corrected. the relocation as noticed in the hearing notice. The board moved to assess the owner of SBC112 \$50 fee for repeat trash violations.

X. MEETING ADJOURNED

The meeting was adjourned at 10:30 p.m.

XI. NEXT MEETING

The annual meeting is scheduled for October,29, 2019 at 7pm at the Hampton Inn located at #16959 Old Stage Rd., Dumfries, VA 22025. The next board meeting to be determined in January 2020 at 7 p.m.

Submitted by: Shelley Havener – Stockbridge Secretary

Motion to approve 7/30/19 Meeting Minutes made by Shelley Havener.
Seconded by Brenda Purdy.
Motion passed unanimously at the April 28, 2020 Virtual Board Meeting.