

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
SPECIAL BOARD MEETING MINUTES
OCTOBER 29, 2019**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

TIFFANY SCOTT	STOCKBRIDGE VICE PRESIDENT
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MANAGEMENT ATTENDEE

JULIE HEBDON	PMI COMMUNITY MANAGER
ERIN AGUILAR	PMI COMMUNITY MANAGER

I. CALL TO ORDER

President, Brenda Purdy called the special board meeting to order at 6:30 p.m. The meeting was held at the Hampton Inn located at #16959 Old Stage Rd., Dumfries, VA 22026. Brenda Purdy motioned to go into Executive Session to address SCA annual maintenance hearings.

II. ESTABLISHMENT OF QUORUM

Four (4) board members present.

III. EXECUTIVE SESSION

Executive session was called to order at 6:35 p.m.

Executive session was adjourned at 6:56 p.m.

The board moved to assess the owner of SBC127 \$10/day up to 90 days for not replacing the right-side decorative door trim.

The board moved to assess the owner of SBC141 \$10/day up to 90 days until rear landscape is mowed & cleaned up.

The board motioned to assess the owner of SBC002 \$10/day up to 90 days until the tree & greenery are trimmed growing through the rear fence.

The board moved to dismiss the violation to the owner of SBC013. The rear deck has been power washed & sealed.

The board moved to assess the owner of SBC015 \$10/day up to 90 days for not removing the remainder of front storm door, mowing the rear landscape, power washing & sealing the rear deck, & painting or replacing rusted rear light fixture.

The board moved to assess the owner of SBC017 \$10/day for up to 90 days for not mowing rear landscape, power washing & sealing rear deck, not removing rear tree & repairing the fence.

The board moved to dismiss the violation to the owner of SBC022. The rear landscape has been mowed.

The board moved to dismiss the violation to the owner SBC030. The rear deck has been power washed & sealed.

The board moved to assess the owner of SBC033 \$10/day for up to 90 days for not power washing & sealing the rear deck.

The board moved to grant a 30-day extension to the owner of SBC049 to have the rear deck power washed & sealed. Owner is responsible for notifying management of compliance prior to extension expiration. Failure to do so will result in assessment of \$10/day for up to 90 days.

The board moved to assess the owner of SBC050 \$10/day for up to 90 days until the vine is removed from the rear of the home.

The board moved to assess the owner of SBC054 \$10/day for up to 90 days until the rear light fixture cover is replaced.

The board moved to assess the owner of SBC059 \$10/day for up to 90 days until the hose is removed from the rear fence.

The board moved to grant a 30-day extension to the owner of SBC062 to have the rear deck power washed & sealed & to replace the rear light fixture cover (top story). Owner is responsible for notifying management of compliance prior to extension expiration. Failure to do so will result in assessment of \$10/day for up to 90 days.

The board moved to grant a few weeks extension to the owner of SBC065 to have the rear deck power washed & sealed. Owner is responsible for notifying management of compliance prior to extension expiration. Failure to do so will result in assessment of \$10/day for up to 90 days.

The board moved to assess the owner of SBC068 \$10/day for up to 90 days until the rear deck is power washed & sealed.

The board moved to assess the owner of SBC074 \$10/day for up to 90 days until the front blinds in the bay window are repaired, the rear landscape is mowed, & the rear deck is power washed & sealed.

The board moved to assess the owner of #SBC078 \$10/day for up to 90 days until the hose is removed from the front railing & the rear deck is power washed & sealed.

The board moved to dismiss the violation to the owner of SBC084, because the rear deck has been power washed & sealed & the rear landscape has been mowed.

The board moved to assess the owner of SBC099 \$10/day for up to 90 days until the rear cable is buried.

The board moved to assess the owner of SBC105 \$10/day for up to 90 days until the rear deck is power washed & sealed.

IV. MEETING ADJOURNED

The meeting was adjourned at 7:15 p.m.

Submitted by: Shelley Havener – Stockbridge Secretary

Motion to approve 10/29/19 Meeting Minutes made by Brenda Purdy.

Seconded by Louis Williams Jr.

Motion passed unanimously at the April 28, 2020 Virtual Board Meeting.