

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
VIRTUAL BOARD MEETING MINUTES
MARCH 30, 2021**

BOARD MEMBERS PRESENT

BRENDA PURDY	STOCKBRIDGE PRESIDENT
SHELLEY HAVENER	STOCKBRIDGE VICE PRESIDENT
CARRIE SILLIMAN	STOCKBRIDGE SECRETARY
CHARLES WHITE, JR.	STOCKBRIDGE MEMBER-AT-LARGE

MANAGEMENT ATTENDEES

JAMES UVENA	CAVALIER MANAGEMENT GROUP PRESIDENT
JILLIAN CULLINANE	CAVALIER MANAGEMENT GROUP ADMINISTRATION
DAN CULLINANE	CAVALIER MANAGEMENT GROUP OPERATIONS

I. CALL TO ORDER

President, Brenda Purdy called the meeting to order at 7:03 p.m. The meeting was held virtually, using ZOOM. Notification of the virtual board meeting was posted on cavaliermanagementhoa.com per guidelines set by Virginia's 04/22/20 Emergency Legislation allowing virtual board meetings.

II. ESTABLISHMENT OF QUORUM

Four (4) board members present.

III. APPROVAL OF MINUTES

The February 23, 2021 Board Meeting Minutes were reviewed. **MOTION TO APPROVE: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.**

IV. MANAGEMENT REPORT

Operating Fund Balance (Checking), as of 2/28/21: \$100,486.72

Reserve Association Balance (Savings), as of 2/28/21: \$277,583.88

Receivable \$46,493.42

Per the Reserve Study, it is recommended to have \$220K in the reserve fund, so the reserve is being funded as recommended.

The March 2021 status report from Community Resolutions Law Group has not been received by management yet.

V. OLD BUSINESS

- Approved Parking Resolution - Policy Resolution No. 7-2021 update: Parking registration and forms have been mailed out to all owners and renters. There will be three set dates for distribution/registration, with a May 17, 2021 enforcement start date. Those owners/renters that are unable to register during the set dates, management will make separate accommodations. An addendum can be done in the future should the board wish to make any updates to the parking regulations.

VI. NEW BUSINESS

- Precision Safe Sidewalks, LLC proposals - Curbs only and Sidewalks only: Management is waiting on additional proposals, this is an FYI. TABLE FOR NOW.
- 4213 Stockbridge deck repairs: J.L. Affordable proposal, 3-7-21, \$3000.00 **MOTION TO APPROVE: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY**
- 16326 Taconic Circle drainage proposals:
 - J.L. Affordable, 3-5-21, \$3,500.00 (special rate: \$2,950 if accepted within 30 days)
 - World Cleaning & Restoration, 1/14/21, \$7,100.00
 - **MOTION TO APPROVE J.L. Affordable, 3-5-21, special rate: \$2,950 if accepted within 30 days: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY**
 - **MGMT to get proposal to remove tree that WC&R was proposing to remove**
- 16304 Taconic Circle deck repairs: J.L. Affordable proposal, 3-14-21, \$950.00 **MOTION TO APPROVE: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY**

- 4220 Stockbridge Drive deck repairs: J.L. Affordable proposal, 3-13-21, \$895.00 **MOTION TO APPROVE: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY**
- House Bill 1816, signed 2/24/21, effective 7/1/21
 - **Board would like Management to contact Segan & Mason to draft a resolution to cover House Bill 1816.**
- Management reported that Cecil of Second Generation is retiring, so they are in the process of looking for new window companies. Cecil will also be sending a recommendation.
- Executive Session - to discuss matters involving violations of the rules and regulations
 - **MOTION TO GO INTO EXECUTIVE SESSION @ 7:26PM BY: BRENDA, SECONDED BY: SHELLEY, MOTION PASSED UNANIMOUSLY**
- Return to Regular Session from Executive Session
 - **MOTION AT 7:59PM BY: BRENDA, SECONDED BY: CARRIE, MOTION PASSED UNANIMOUSLY**

VII. RESIDENT FORUM

Four (4) residents in attendance. A resident mentioned the use of coupon books. Another resident discussed the new parking rules as they relate to motorcycles, as well as, being in favor of continuing with virtual meetings. Discussion regarding increasing property values was brought up.

- **MOTION TO SWITCH TO COUPON BOOKS FY 2022 BY: BRENDA, SECONDED BY: SHELLEY, MOTION PASSED UNANIMOUSLY**
- Spring Architectural Inspections: Board would like to get notices out and start inspection beginning of May 2021
- A rear gate in need of repair was reported - Management to look at 16213 Taconic in the rear

MOTION TO GO BACK INTO EXECUTIVE SESSION @ 8:23PM BY: BRENDA, SECONDED BY: SHELLEY, MOTION PASSED UNANIMOUSLY - to discuss matters involving parking
MOTION TO RETURN TO REGULAR SESSION FROM EXECUTIVE SESSION AT 8:31PM BY: BRENDA, SECONDED BY: CARRIE, MOTION PASSED UNANIMOUSLY

VIII. NEXT BOARD MEETING DATE

- NEXT BOARD MEETING: TUESDAY, APRIL 27, 2021 @ 7PM ON ZOOM
- Hearings regarding violations of the rules and regulations will also take place

IX. ADJOURNMENT

- **MOTION @ 8:38PM BY: BRENDA, SECONDED BY: SHELLEY, MOTION PASSED UNANIMOUSLY**

Submitted by JILLIAN CULLINANE, Property Manager, Cavalier Management
 On behalf of the Stockbridge Condominium Secretary

Motion to approve March 30, 2021 Board Meeting Minutes made by BRENDA PURDY.
 Seconded by CARRIE SILLIMAN.
 Motion passed unanimously at the April 27, 2021 Board Meeting.