

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
VIRTUAL BOARD MEETING MINUTES
FEBRUARY 23, 2021**

BOARD MEMBERS PRESENT

BRENDA PURDY	STOCKBRIDGE PRESIDENT
SHELLEY HAVENER	STOCKBRIDGE VICE PRESIDENT
SUSAN WEBB	STOCKBRIDGE TREASURER
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 7:02 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 January 26, 2021 Board Meeting Minutes were reviewed. **MOTION TO APPROVE: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.**

IV. MANAGEMENT REPORT

Operating Fund Balance (Checking) \$120,237.49
Reserve Association Balance (Savings) \$277,539.17
Receivable \$47,520.29

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

The 2/17/21 status report from Community Resolutions Law Group was presented.

Management reviewed the 2021 snow removal budget: \$210 remaining in the 2021 budget. There is still \$10K from 2020's budget that can be used for any future snow removal.

V. OLD BUSINESS

- Proposed Parking Resolution - Policy Resolution No. 7-2021 was voted on by the Board per Policy Resolution No. 2: Adopting Policy Resolutions, Step 5. Board discussed the option to amend the resolution in the future, if need be. **MOTION TO APPROVE THE PROPOSED PARKING RESOLUTION - POLICY RESOLUTION NO. 7-2021, AS WRITTEN AND PRESENTED AT THE 2/9/21 HEARING: SUSAN, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**
MANAGEMENT TO PROCEED WITH STEP 6 of Policy Resolution No. 2: Adopting Policy Resolutions.

VI. NEW BUSINESS

- World Cleaning & Restoration Proposal, 1/14/21, 16326 Drainage, \$7100.00 (FYI ONLY): Management is waiting on additional proposals. TABLE FOR NOW.
- World Cleaning & Restoration Proposal, 2/16/21, 4219 Front Storage Door, \$1200.00 **MOTION TO APPROVE: SUSAN, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**
- World Cleaning & Restoration Proposal, 2/11/21, 16293 Drywall Repair, \$475.00 **MOTION TO APPROVE: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.**
- 16311 Taconic: Rear Door

- Guzman and Company Proposal, 2-15-21, \$650.00
- World Cleaning & Restoration Proposal, 2/16/21, \$1200.00
- **MOTION TO APPROVE GUZMAN AND COMPANY'S PROPOSAL, 2-15-21, \$650.00: CHARLES, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**
- Railings Proposals
 - TYL Inc, 10/29/20, \$18,300.00
 - World Cleaning & Restoration, 9/24/20, \$11,375.00
 - Board previously reviewed a proposal from Exterior Medics
 - Board would like a proposal for the railing on the retaining wall behind the entrance sign and the railing behind 4232 Stockbridge.
 - **MOTION TO APPROVE WORLD CLEANING & RESTORATION PROPOSAL, 9/24/20, \$11,375.00: BRENDA, SECONDED: CHARLES, MOTION PASSED UNANIMOUSLY.**
- Executive Session - to discuss matters involving violations of the rules and regulations
 - **MOTION TO GO INTO EXECUTIVE SESSION @ 8:02PM BY: BRENDA, SECONDED BY: SUSAN, MOTION PASSED UNANIMOUSLY**
- Return to Regular Session from Executive Session
 - **MOTION AT 8:14PM BY: BRENDA, SECONDED BY: SHELLEY, MOTION PASSED UNANIMOUSLY**

VII. RESIDENT FORUM

Three (3) residents in attendance. A resident mentioned the use of a vehicle cover to help with the falling berries. Another resident expressed appreciation to the board for clarifying that the Proposed Parking Resolution can be amended. Another resident reported a resident not using a leash for their dog and will notify management.

VIII. NEXT BOARD MEETING DATE

- NEXT BOARD MEETING: TUESDAY, MARCH 30, 2021 @ 7PM ON ZOOM
- An architectural violation hearing will also take place

IX. ADJOURNMENT

- **MOTION @ 8:17PM BY: BRENDA, SECONDED BY: SUSAN, MOTION PASSED UNANIMOUSLY**

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

**Motion to approve February 23, 2021 Board Meeting Minutes made by BRENDA PURDY.
 Seconded by SHELLEY HAVENER.
 Motion passed unanimously at the MARCH 30, 2021 Board Meeting.**