

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
VIRTUAL BOARD MEETING MINUTES
AUGUST 31, 2021**

BOARD MEMBERS PRESENT

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

MANAGEMENT ATTENDEES

JILLIAN CULLINANE	CAVALIER MANAGEMENT GROUP ADMINISTRATION
DAN CULLINANE	CAVALIER MANAGEMENT GROUP OPERATIONS

CALL TO ORDER

President Brenda Purdy called the meeting to order at 7:00 p.m. The meeting was held virtually, using ZOOM, in accordance with Admin Resolution No. 04-2021. Notification of the virtual board meeting was posted on cavaliermanagementhoa.com.

ESTABLISHMENT OF QUORUM

Three (3) board members present.

APPROVAL OF MINUTES

The July 27, 2021 Board Meeting Minutes were reviewed. MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.

FINANCIALS REPORT

Operating Fund Balance (Checking), as of 7/31/21: \$362,679.40
Reserve Association Balance (Savings), as of 7/31/21: \$379,608.40

OLD BUSINESS

No old business to discuss.

NEW BUSINESS

- Installing a sign on Stockbridge Drive for \$195.00 - MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.
- K Bar Kontracting, Estimate#810****: 16334 Taconic Circle (upper unit) Window (7) replacement, \$5,414.00, MOTION TO APPROVE: CARRIE, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.
- PWC New Yard Waste Collection Program will take effect October 1, 2021

Executive Session - to discuss matters involving violations of the rules and regulations

- MOTION TO GO INTO EXECUTIVE SESSION AT 7:12PM: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.
- MOTION TO COME OUT OF EXECUTIVE @ 7:32PM: BRENDA, SECONDED: CHARLES, MOTION PASSED UNANIMOUSLY.

Return to Regular Session from Executive Session

Unit 111F is experiencing a water issue - Motion to approve sending a plumber to investigate the source of the water at Unit 111F: Brenda, Seconded: Carrie, Motion passed unanimously.

Unit 109F: Covenants Non-Compliance Hearing - Motion to fine \$50 one-time fine: Brenda, Seconded: Carrie, Motion passed unanimously.

Homeowner and Resident Forum - 2 minute limit per owner/resident

- Five (5) homeowners were in attendance
- Various issues were brought up: the purpose of executive session, the 2022 proposed budget, board election, architectural inspections, tree trimming.

Next Board Meeting date

- SEPTEMBER 28, 2021 @ 7PM ON ZOOM (BOARD MEETING)

Adjournment: MOTION TO ADJOURN @ 7:47PM BY BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.

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

Motion to approve August 31, 2021 Board Meeting Minutes made by CARRIE SILLIMAN.

Seconded by SHELLEY HAVENER.

Motion passed unanimously at the SEPTEMBER 28, 2021 Board Meeting.