

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)  
VIRTUAL BOARD MEETING MINUTES  
APRIL 26, 2022**

<b>BOARD MEMBER ATTENDEES</b>	<b>MANAGEMENT ATTENDEES</b>	<b>HOMEOWNER/RESIDENT ATTENDEES</b>
BRENDA PURDY SHELLEY HAVENER CARRIE SILLIMAN CHARLES WHITE, JR. GINGER EVERETT	JIM UVENA JILLIAN CULLINANE DAN CULLINANE	Sandra Flatequal Tiffany Washington Rudy Washington Cheryl Noel 703-***-9325 Jeff

**CALL TO ORDER**

President Brenda Purdy called the meeting to order at 7:01 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**

Five (5) board members present.

**APPROVAL OF MINUTES**

The March 29, 2022 Board Meeting Minutes were reviewed. MOTION TO APPROVE: GINGER, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.

**FINANCIALS REPORT**

Operating Fund Balance (Checking), as of 3/31/22: \$52,043.42

Reserve Association Balance (Savings), as of 3/31/22: \$379,972.43

Accounts Receivable as of 3/31/22: \$49,553.62

As previously discussed, the snow removal line item is \$7775.40 over budget as of 3/31/22.

Budgeted FY 2022:

Deck repairs: \$15,000.00

Gutter cleaning: \$2300.00

Power washing to come out of General repairs

Window and door replacements are Reserve Expenditures - will be reclassified to appear on the April financials.

**OLD BUSINESS**

Gutter guards: Management has obtained one proposal so far (\$85K+)

Pool area water issue: Management is in the process of getting in touch with PWC and a water testing company to help determine origin of water. HA Pools confirmed it is not pool water.

**NEW BUSINESS**

- 2021 and 2022 Audit Engagement (2021 Audit: \$4900.00, 2022 Audit: \$5000.00, Annual federal and state tax return: \$500.00 per year)
  - Motion to approve: BRENDA PURDY, Seconded: GINGER EVERETT, Motion passed unanimously.
- Power Washing: 3 proposals were presented - table for now, proposals need to be revised to include missing items, board will vote by Action Without Meeting
- Spartan Emergency Water Removal, 4231 Stockbridge - Reconstruction, \$2447.65
  - Motion to approve: BRENDA PURDY, Seconded: GINGER EVERETT, Motion passed unanimously.
- Spartan Emergency Water Removal, 4233 Stockbridge - Water Damage, \$1979.06
  - Motion to approve: SHELLEY HAVENER, Seconded: BRENDA PURDY, Motion passed unanimously.
- Spartan Emergency Water Removal, 4233 Stockbridge - Reconstruction, \$3936.74

- Motion to approve: CHARLES WHITE, JR., Seconded: BRENDA PURDY, Motion passed unanimously.
- World Cleaning & Restoration, 4201 Stockbridge, \$3450.00
  - Motion to approve: BRENDA PURDY, Seconded: SHELLEY HAVENER, Motion passed with 4 yeses, 1 abstain.
- World Cleaning & Restoration, 4224 Stockbridge, \$2190.00
  - Motion to approve: GINGER EVERETT, Seconded: SHELLEY HAVENER, Motion passed unanimously.
- World Cleaning & Restoration, 4238 Stockbridge, \$1200.00
  - Motion to approve: BRENDA PURDY, Seconded: SHELLEY HAVENER, Motion passed unanimously.
- World Cleaning & Restoration, 16215 Taconic, \$280.00
  - Motion to approve: BRENDA PURDY, Seconded: GINGER EVERETT, Motion passed unanimously.
- World Cleaning & Restoration, Metal Railings cleaning, \$33,025.00
  - Motion to approve: SHELLEY HAVENER, Seconded: GINGER EVERETT, Motion passed unanimously.

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

- Six (6) homeowners/residents were in attendance.
- The following questions/concerns were discussed: “Homeowners” meetings, issues with unnamed contractors, number of signatories on the bank accounts, noise issues with upstairs residents, retaining wall maintenance, request to announce meetings on the mailboxes.

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

- MOTION TO GO INTO EXECUTIVE SESSION AT 8:04PM: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.
- MOTION TO COME OUT OF EXECUTIVE @ 8:57PM: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.

Return to Regular Session from Executive Session

- Unit 004A Reimbursement request, \$1532.14 - Motion to deny reimbursement request: Shelley, Seconded: Carrie, Motion passed unanimously.

**Next Board Meeting date**

- MAY 24, 2022 AT 7PM ON ZOOM (Board meetings are typically the last Tuesday of the month)
  - Motion to change May board meeting date to the second to last Tuesday, May 24, 2022: Charles, Seconded: Shelley, Motion passed unanimously.

**Adjournment:** MOTION TO ADJOURN @ 9:16PM BY CARRIE, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.

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

Motion to approve April 26, 2022 Board Meeting Minutes made by CHARLES WHITE, JR..  
 Seconded by BRENDA PURDY.  
 Motion passed unanimously at the MAY 24, 2022 Board Meeting.