

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)  
VIRTUAL BOARD MEETING MINUTES  
MAY 24, 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	Shareill Coles Kimonita Reid Tiffany Washington Kristen M Morgan Jeff Sandra Flatequal Esther Pearman

**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**

Five (5) board members present.

**APPROVAL OF MINUTES**

The April 26, 2022 Board Meeting Minutes were reviewed. Motion to approve: CHARLES WHITE, JR., Seconded: BRENDA PURDY, Motion passed unanimously.

**FINANCIALS REPORT**

Operating Fund Balance (Checking), as of 4/30/22: \$69,619.68

Reserve Association Balance (Savings), as of 4/30/22: \$380,019.28

Accounts Receivable as of 4/30/22: \$51,279.92 due to several delinquent accounts (at collections attorney). One account owes almost \$19,000.00.

Window and door replacements are Reserve Expenditures and have been reclassified.

**OLD BUSINESS**

- Spartan Estimate Update, 4231 Stockbridge Dr., Increased to \$3985.44 from \$2447.65 due to a fire wall: Motion to approve: SHELLEY HAVENER, Seconded: CARRIE SILLIMAN, Motion passed unanimously.
- Gutter Cleaning proposals: Management will draft an RFP for board review/approval. Board would like to include repairs to gutters that need to be reattached in the RFP. Board would like management to contact R&R and Old Dominion for proposals. Cavalier Management fully disclosed that the owner of Old Dominion is the Board President of another association Cavalier Management manages. The Board agreed there is no issue.

**NEW BUSINESS**

- Spartan Estimate, 4219 Stockbridge Reconstruction, \$1603.58: Motion to approve: BRENDA PURDY, Seconded: GINGER EVERETT. VOTE: 1 ABSTAIN, 4 YES, Motion passed.

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

- Seven (7) homeowners/residents were in attendance.
- The following questions/concerns were discussed: Gutters need to be cleaned/reattached, copies of association bank statements, noise issues with upstairs residents, request to announce meetings on the mailboxes, emails unanswered, discussion regarding the budget with members, Spring walk-through, over budget on snow, paying management to do the meeting minutes, maintenance issues.

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

- MOTION TO GO INTO EXECUTIVE SESSION AT 8:03PM: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.

- MOTION TO COME OUT OF EXECUTIVE @ 10:02PM: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.

Return to Regular Session from Executive Session

- Unit 082D Covenants Non-Compliance Hearing: Motion to fine \$10/day for up to 90 days: Shelley, Seconded: Charles, Motion passed unanimously.
- Unit 092A Covenants Non-Compliance Hearing: Motion to send notice of the following: 1) continue cleaning up after dogs, and 2) Pavers or gravel (no grass) must be installed in the backyard no later than June 30, 2022: Charles, Seconded: Brenda, Motion passed unanimously. Board/management will also look into the drainage issue from common area.
- Unit 093E Covenants Non-Compliance Hearing: Motion to send notice of the following: Owner must provide a plan to address the rear fence with respect to the association guidelines and the safety/security of the dogs/residents, so as to not be a nuisance and not affect property values: Charles, Seconded: Shelley, Motion passed unanimously.
- Unit 065A, 079A, 080D, 094B, 099B, 103B Delinquent Balance Hearings: Motion to suspend parking/pool privileges, effective June 1, 2022: Shelley, Seconded: Carrie, Motion passed unanimously.
- Unit 080B Delinquent Balance Hearing: Motion to accept payment plan of payments of two month's of dues per month until the delinquent balance is paid in full: Ginger, Seconded: Shelley, Motion passed unanimously.
- Unit 088A Delinquent Balance Hearing: Motion to accept payment plan of \$451.92/month until the delinquent balance is paid in full and a waiver of \$105 in late fees: Brenda, Seconded: Carrie, Motion passed unanimously.
- Unit 112C Delinquent Balance Hearing: Motion to not waive \$840.00 in late fees and payment for \$840.00 must be received by 6/15/22 or parking/pool privileges will be suspended immediately: Shelley, Seconded: Brenda, Motion passed unanimously.
- Unit 108E Delinquent Balance Hearing: Motion to not waive \$245.00 in late fees and payment for \$245.00 must be received by 6/15/22 or parking/pool privileges will be suspended immediately: Shelley, Seconded: Brenda, Motion passed unanimously.
- Unit 113C Complaint: Board recommends resident park elsewhere, however, if it happens again take a picture and email it to management for the board to review/revist.
- Unit 067C: Board agrees this is the owner's responsibility to repair.
- Motion to continue having Cavalier Management do the meeting minutes: Shelley, Seconded: Brenda, Motion passed unanimously.

**Next Board Meeting date**

- JUNE 28, 2022 AT 7PM ON ZOOM (Board meetings are typically the last Tuesday of the month)

**Adjournment:** MOTION TO ADJOURN @ 10:14PM BY BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.

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

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Motion to approve May 24, 2022 Board Meeting Minutes made by CARRIE SILLIMAN.  
Seconded by GINGER EVERETT.  
Motion passed unanimously at the JUNE 28, 2022 Board Meeting.