

**COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, SEPTEMBER 28, 2011**

Members Present: Geoff Schwartzman, President
Neil Chritton, 2nd Vice President
Chuck Edwards, Treasurer
Susan Craig, Vice Treasurer
Andrea Raggambi, Secretary

Absent: Austin Wiehe, Vice President

In Attendance: Chuck Vaughan, General Manager, Legum & Norman, Inc.
Sonya Rainey, Assistant Manager, Recording Secretary

I. **Call to Order**

The regular meeting was called to order at 7:17 pm by President Geoff Schwartzman.

II. **Resident's Forum**

There were no residents in attendance.

III. **Reading and Approval of Minutes**

MOTION *Mr. Schwartzman Motioned to approve the August Meeting Minutes with one correction. The Motion was seconded by Mr. Chritton and carried unanimously.*

IV. **Reports of Officers/Committees**

- **Landscaping** – Mr. Edwards presented a proposal for trimming and removal of dead limbs from trees identified as having large, broken limbs in the tree tops.

MOTION **Mr. Schwartzman Motioned to approve a proposal from The Care of Trees in the amount of \$3,720 for performing a risk assessment to a tree, and to prune and remove dead limbs from trees, and for additional work not to exceed \$350 for additional hangers found in trees. The Motion was seconded by Mr. Chritton and carried unanimously.**

V. **Management Report**

UGI Gas Quote

MOTION **Mr. Edwards Motioned to accept UGI's contract at a quoted rate of \$5.70 per deca-therm. The Motion was seconded by Ms. Craig and carried unanimously.**

All approved Meeting Minutes are available for viewing on the community's website at ColonialVillagei.com.

Insurance Renewal

MOTION: Mr. Schwartzman Motioned to add earthquake insurance to the Association's policy for an additional premium of \$350 with a \$5 million limit and \$500,000 deductible. The Motion was seconded by Mr. Chritton and carried unanimously.

VI. **Unfinished Business**

VII. **New Business**

2012 Budget – Management presented the 2012 Draft Budget. After review, the second draft will be made available at the October 5th Annual Meeting, and the final approval is expected at the October 29th Board meeting.

VIII. **Adjournment**

MOTION *With no further business to discuss, Mr. Schwartzman Motioned to adjourn the meeting at 10:05 pm to enter into Executive Session. The Motion was seconded by Mr. Chritton, and carried unanimously.*

IX. **Reconvene**

The meeting was reconvened at 10:20 pm. The following was approved during Executive Session:

- The August Meeting Minutes were unanimously approved with no corrections.
- The Board unanimously approved assessing two unit owners a one-time violation charge for nonconforming windows and door hardware.
- The Board unanimously approved assessing a unit owner a continuing violation charge for an exhaust fan.
- The Board unanimously approved assessing a unit owner a one-time violation charge for not performing repairs to a leaking hvac unit causing damage to the common elements.

Respectfully Submitted by:
Approved by:

Sonya Rainey, Recording Secretary

Geoff Schwartzman, President

Date

The next meeting is scheduled for Wednesday, October ~~29~~26, 2011.