

**COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, OCTOBER 24, 2012**

Members Present: Austin Wiehe, President
Geoff Schwartzman, Vice President
Neil Chritton, 2nd Vice President
Chuck Edwards, Treasurer
Susan Craig, Vice Treasurer
Janel Brattland, Secretary
Barbara Wiehe, Member At Large

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 7:05 pm by past President Geoff Schwartzman.

II. **Resident's Forum**

There were no matters or concerns brought before the Board during resident's forum.

III. **Reading and Approval of Minutes**

MOTION *Mr. Schwartzman Motioned to approve the September Meeting Minutes with no corrections. The Motion was seconded by Ms. Brattland and carried unanimously.*

IV. **Seating of New Officers**

MOTION Mr. Schwartzman Motioned that the Board accept Austin Wiehe to serve as President and himself to serve as Vice President, and that all other members continue to serve in their current positions. The Motion was seconded by Mrs. Wiehe and carried unanimously.

V. **Reports of Officers/Committees**

Landscape – Mr. Edwards presented landscape updates reporting that many plants and shrubs had been salvaged and reused, and that a lot of labor had been done by volunteers saving the Association hundreds of dollars in labor costs. He requested the Board's permission to seek donations to replace an Hickory that must be removed near 1916 N. Rhodes Street.

MOTION Mr. Edwards Motioned that the Board approve the committee's request to solicit donations from Association members to be used to

defer the cost of replacing an Hickory for an Elm tree. The Motion was seconded by Mr. Chritton and carried unanimously.

MOTION Mr. Edwards Motioned for approval of the landscape committee's request to solicit donations from the membership to plant an elm tree in place of a hickory tree that will be removed at the rear of 2021 Key Boulevard.

Bike Racks - Mr. Wiehe reported that he met with Management to discuss bike rack options at 1801 Key Boulevard so that residents would have alternative locations for storing their bicycles. Ms. Brattland volunteered to forward bike rack options to Management.

VI. Management Report

Financial - Management presented a financial variance report and reported the Association's financial position to-date.

Capital Improvement Projects - Management reported that all capital improvement projects had been completed and there were no outstanding projects or tasks left for 2012.

Draft Audit - Management reported that there was a payroll and health benefits discrepancy found by the auditors and that he was awaiting clarification on what the discrepancy was attributed to.

Mr. Edwards asked that the Minutes reflect that Legum & Norman commit to obtaining a "clear" audit in 2012 with no material weaknesses.

Draft Budget - Management was tasked with clarifying the audit discrepancy and emailing a revised 2013 budget showing where the benefits line item will be displayed.

MOTION: Mr. Edwards Motioned to agree to adopt the 2013 Budget by conducting an electronic vote. The Motion was seconded by Mr. Schwartzman and carried unanimously.

VII. New Business
Proposals – Snow Removal

MOTION Mr. Edwards Motioned to approve a snow removal agreement from Somerset Landscaping as presented by Management. The Motion was seconded by Mr. Schwartzman and carried unanimously.

Owner's Structural Remodeling Request

The Board considered an owner's request to remove one partial and one full kitchen wall along with relocating the electrical panel. **It was the Board's consensus that Management advise the owner to provide a structural engineering report certifying that the wall was non load bearing.**

VIII. Adjournment


MOTION *With no further business, Mr. Wiehe Motioned to adjourn the meeting at 8:52 pm. The Motion was seconded by Mr. Edwards, and carried unanimously.*

The next Regular Meeting is scheduled for Wednesday, November 28, 2012.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:



Janel Brattland, Secretary

12/6/2012
Date