

**MINUTES OF THE
COLECROFT STATION CONDOMINIUM
BOARD OF DIRECTORS MEETING**

**505 East Braddock Road
Alexandria, VA**

January 19, 2006

I. ATTENDEES:

Board Members: Richard Calderon, President; Paul Abramson, Commercial Director;
George Burkes Secretary; Tom Manor, Director.
Holly Hess, Interim Treasurer; Carmen Radelat, Secretary Elect

Diane Tschirhart, Marlene Jose, KPA Management

II. CALL TO ORDER: Richard Calderon called the meeting to order at 7:30 PM and received Board leave to advance two Association Member requests on the Agenda.

III WOOD FLOOR REQUESTS:

Joseph Cascio Request: Permission to install hardwood floors throughout his 505 # 108 unit.

Holly Hess proposed and Paul Abramson seconded a motion to approve the Cascio 505 # 108 hardwood floor request subject to the following conditions:

- i. That the floor system be designed to minimize and allow for expansion due to moisture.**
- ii. That the contractor installing the floor be properly licensed and insured and work only within the 8 AM – 5 PM, Monday through Friday time frame.**

The motion passed unanimously.

Christopher Huber Request: Permission to install hardwood floors throughout his 505 # 205 unit.

Holly Hess proposed and George Burkes seconded a motion to approve the Huber 505 # 205 request subject to the following conditions:

- i. That carpeting cover 80% of the floor once the hardwood is installed**
- ii. That the contractor installing the floor be properly licensed and insured and work only within the 8AM – 5 PM, Monday through Friday time-frame.**

The motion passed unanimously.

IV. APPROVAL OF MINUTES: Diane Tschirhart distributed copies of the January 4, 2006 Meeting. The Minutes contained a large number of inaccuracies: Board Officer designations, KPA and Colecroft Staff present, George Burkes' and Tom Manor's Abstentions of minute approvals and other details. Diane Tschirhart made notes of the needed amendments.

Tom Manor proposed and Paul Abramson seconded a motion to approve the amended minutes. The motion passed unanimously.

V. PRESIDENT REPORT: Richard Calderon reported that the Board had conducted interviews with three engineering companies: Seal, ETC and Becht. All three companies appeared to be highly qualified and the Board would be discussing these interviews later in the meeting.

VI. OLD BUSINESS

Hydro-Tech Contract: Diane Tschirhart requested the Board to formally approve a maintenance contract with Hydro-Tech Irrigation Co. for 2006. Following an inquiry from Tom Manor, Richard Calderon explained that Colecroft has a lawn sprinkler system along West Street and the Metro path. Hydro-Tech fills and adjusts the system in the spring, empties the system in the fall (to prevent freeze-burst) and makes adjustments during the summer if nozzles become clogged or pipes disconnect.

Holly Hess proposed and Paul Abramson seconded a motion to approve the Hydro-Tech contract of \$675 for 2006. The motion passed unanimously.

VII. NEW BUSINESS

George Burkes Resignation: George Burkes presented the Board a letter of resignation. He and Eugenia Burkes have purchased a new home elsewhere and will be putting their Colecroft Station unit on the market.

Holly Hess moved to accept George Burkes' resignation with deep regret and best wishes in the new home. Paul Abramson seconded the motion, which passed unanimously.

Carmen Radelat Appointment: Richard Calderon reported his conversation with Carmen Radelat the previous evening and his request that she consider joining the Board. Carmen Radelat is an original owner in Colecroft Station and would bring to the Board honed problem-solving skills as an engineer. The appointment of Carmen Radelat would last until the next Annual General Meeting in November.

Holly Hess moved:

- i. To appoint Carmen Radelat to the Board until the next Annual General Meeting and, by a separate motion,**
 - ii. To appoint Carmen Radelat to the position of Board Secretary.**
- Paul Abramson seconded both motions, which passed unanimously.**

Committee of the Whole for Water Intrusion: Richard Calderon asked to the Board to consider forming a Committee of the Whole to oversee the Board's ongoing water intrusion initiative. The Board's experience over the last year had revealed that the task was too onerous for one Board Member, but Bylaws protocol makes it difficult for the Board to meet quickly to consult with engineers etc.

Holly Hess moved to establish a Board Committee of the Whole on the Water Intrusion Initiative. Paul Abramson seconded the motion, which passed unanimously.

VIII. CONSIDERATION OF ENGINEERS: Richard Calderon, who had attended all the engineering interviews, briefed those Board Members, who had attended only some, about his impressions. All the companies were well qualified. Each engineering group offered something extra, but also some downside.

Becht is the largest firm, with 80 certified engineers and multiple others located in eight regional offices – that in the metropolitan area is in Maryland. Becht possesses engineering depth, but Colecroft can anticipate an ever-changing support cast of engineers. (Diane Tschirhart noted that Bill Hasselmann, the Becht interviewee, had already telephoned her that he was being moved to other projects and would not be working with the Association were Becht hired.) Becht had not given Colecroft a detailed response to the December RFP. The Becht response letter basically said 'we are big and competent, trust us.'

Seal is small and lacks Becht's engineering depth. But Seal is located in and focused on Alexandria. Seal knows the local contractors and has done solid remediation work for Paul Abramson and others in the community. Seal's interviewee, David Di Quollo, was a principal of the company and was not likely to move elsewhere. Seal would probably provide Colecroft the most stable engineering support.

ETC worked with Association Board President Walter Pierce in the mid-1990's and was therefore familiar with the Association's structures. ETC's principal and interviewee, Joe Shuffleton, was a take-charge man and very motivated to work on the water intrusion project. On the other hand, ETC's 1994 Plaza replacement recommendations did not receive Walter Pierce's support in Colecroft's lawsuit against the developer. (In the subsequent ten years, Walter Pierce's call appears to have been correct since the Plaza deck has not needed replacement.) And Walter Pierce released ETC and did not use the company when the Association remedied construction defects in 1995-1997.

The Board decided to interview Seal as a group. The Board asked Diane Tschirhart to set up a meeting and provided her with some possible dates. (The interview subsequently took place on January 25, 2006.)

XI. ADJOURNMENT: Richard Calderon adjourned the meeting at 8:45 PM.