

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

**505 East Braddock Road
Alexandria, VA**

February 16, 2006

I. ATTENDEES:

Board Members Present: Mr. Richard Calderon, President; Mr. Manor, Director; Ms. Holly Hess, Treasurer; Ms. Carmen Radelat, Secretary; and Mr. Paul Abramson, Commercial Director.

Others Present: Ms. Diane Tschirhart, Property Manager; Lee Ann Rindfleisch, Recording Secretary, Minute-by-Minute.

II. CALL TO ORDER:

Mr. Richard Calderon called the owner's forum to order at 7:00 p.m.

III. OWNERS FORUM:

No comments were made.

IV. APPROVAL OF MINUTES:

MOTION: Ms. Hess moved, Mr. Abramson seconded, to approve the minutes from January 19, 2006. The motion passed unanimously (5-0-0).

MOTION: Ms. Hess moved, Mr. Abramson seconded, to approve the minutes from January 31, 2006. The motion passed unanimously (5-0-0).

V. PRESIDENT'S REPORT:

Richard Calderon reported that there are more cracks in the garage ceiling than was stated in the engineering report of SRG. Culbertson is sealing these cracks and repairing additional damage.

VI. TREASURER'S REPORT:

Ms. Hess inquired about and requested clear detail of the end of the year statement. She had expected the Association to be over budget by \$11,000.00. She asked Ms. Tschirhart for a

detailed expense report. Ms. Tschirhart responded by saying she and Ms. Hess will meet to discuss it further.

Mr. Abramson inquired about the Mr. Corbett. Ms. Hess replied that he is still out of town and that she communicated with him in January.

VII. COMMITTEE REPORTS:

Covenants Committee: Ms. Drucker has been working on the pet and noise issues. She reported a situation in building # 505 where the unit owners installed windows that do not conform to the rest of the building. The owner spoke up and explained to the Board that her windows are the same brand. Mr. Abramson responded that the Board will take it under advisement and will be fair.

Regarding the pets, Ms. Drucker explained the major changes and referred to her committee report on pet law. She explained that pet owners must pick up after their pets. She explained the Covenants Committee report by saying that pets shall be registered with the office and not be permitted upon the common elements unless accompanied by someone who can control the pet. She went on further to say that if a dog is an unreasonable disturbance that the Board could expect the pet to use the stairs only or suggested alternatives such as training. Another proposed change in the rules is the increased pet allowance. Instead of one pet, the allowance is now changed to three. However there are fees for the 2nd and 3rd animals. A modest but reasonable fee must be paid, \$100.00 per cat and \$200.00 per dog. Ms. Hess asked about whether or not the covenants committee has inquired about the size of the animal. Ms. Drucker said they did not feel it is an issue. The language, as it is written, is intended to keep animals inline regardless of size. She feels it is good for the property to be a pet-friendly community. The Board also had a lengthy discussion on whether or not pets can be removed from the premises by the Board. Mr. Calderon asked Ms. Drucker to rewrite some of the language and have it presented at the March Board meeting. Mr. Abramson expressed some concerns regarding the number of three pets allowed and Colecroft Station could be seen as unique and could attract pet owners with multiple pets, he feels it could impact negatively on the property.

MOTION: Ms. Hess moved, Mr. Manor seconded, to move forward with the covenants committee proposed changes regarding pets to a public hearing. The motion passed unanimously (5-0-0).

VIII. OLD BUSINESS:

Engineering Report - Ms. Tschirhart went over the engineer's progress and announced that Woods Peacock Engineers has been contacted for copies of architectural drawings, which are currently scanned.

Water Infiltration - Ms. Tschirhart continued with the status of the garage. She announced that Culbertson is up to date installing more pans but replacing less ceiling tiles. Mr. Manor

asked Ms. Tschirhart to inquire as to whether or not the tiles are sturdy and will stay in place if they get wet. She will inquire with Culbertson and find out this information.

Exercise Equipment - Ms. Tschirhart discussed the exercise room survey. Of the returned surveys, 9 residents wanted a new rowing machine, 16 owners wanted an elliptical machine and 3 owners wanted a stationery bike. She presented the Board with a picture of and cost for a new elliptical machine. The breakdown is as follows: \$2,799.00 for the cost of the machine, plus 5% sales tax and a \$250.00 delivery fee. Mr. Manor asked if there was another way to purchase the machine, perhaps online to avoid the 5% tax. Mr. Calderon responded by saying the Association wants to establish a relationship with a local company for repairs.

MOTION: Ms. Hess moved, Mr. Abramson seconded, to purchase the elliptical machine at a cost not to exceed \$3,100.00. The motion passed unanimously (5-0-0).

MOTION: Ms. Hess moved, Mr. Abramson seconded, to approve the contract renewal with Otis Elevator Company in the amount of \$49,058.88. The motion passed unanimously (5-0-0).

Ms. Tschirhart discussed the proposals from Overhead Door Company for preventative maintenance. Mr. Calderon suggested the Board purchase a spring since it has been replaced every year.

MOTION: Ms. Hess moved, Mr. Abramson seconded, to approve Colecroft Station purchasing a spring for the overhead door for building #'s 610, 505 and 545 when the counter for the doors reach 90% usage. The motion passed unanimously (5-0-0).

IX. NEW BUSINESS:

There was no new business to discuss.

X. EXECUTIVE SESSION:

The Board moved into Executive Session at 8:43 p.m.

The Board moved out of Executive Session at 9:02 p.m.

MOTION: Ms. Hess moved, Mr. Manor seconded, to approve the 2006 training program for Orlis Cueva to consist of the courses listed at a total cost of \$2,076.00. The motion passed unanimously (5-0-0).

MOTION: Ms. Hess moved, Mr. Abramson seconded, to increase Orlis Cueva's salary to \$39,000.00. The motion passed unanimously (5-0-0).

MOTION: Ms. Hess moved, Mr. Abramson seconded, to have a two (2) year contract between Orlis Cueva and Colecroft Station. The motion passed unanimously (5-0-0).

XI. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Carmen Radelat, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)