

**MINUTES OF THE
COLECROFT STATION CONDOMINIUM
MONTHLY MEETING**

**505 East Braddock Road
Alexandria, VA**

March 27, 2008

ATTENDEES:

Board Members Present:

Mr. Richard Calderon, President
Mr. Paul Abramson, Commercial Director
Ms. Catherine Drucker, Director
Dr. John Fay, Secretary

Others Present:

Ms. Marlene Jose, Site Manager
Ms. Diane Tschirhart, Community Manager, KPA
Ms. Molly Peacock, Legal Counsel
Ms. Sarah Tyson, Recording Secretary, Minute-By-Minute

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 7:07 p.m.

II. APPROVAL OF MINUTES:

There was discussion of the wording of a motion concerning the yoga class from the January 23, 2008 Board Meeting minutes. The Board decided to postpone approval of the January 23, 2008 minutes.

MOTION: Ms. Drucker moved, Mr. Calderon seconded, to approve the Minutes with the exception of the Yoga item, which Ms. Tschirhart will draft language to clarify. The motion passed unanimously (4-0-0).

III. PRESIDENT'S REPORT:

Mr. Calderon reported that the new ADA compliant ramps have been installed in the garage. He also reported that the new fire alarms have been installed in the 505 and 545 buildings and are awaiting final Code Enforcement inspections. He further reported that new fire suppression sprinklers have been installed on the top floor with the addition of back-flow check valves and expansion tanks.

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Mr. Calderon reported that he, Director John Fay and other Association Members had attended multiple Braddock Road Area plan meetings, and that the Plan had now been approved by the Alexandria City Council.

Mr. Calderon reported that re-flashing of building 610 had begun the previous week. This major project, undertaken by EV Air-tight Shoemaker, is designed to stop water intrusion from the Plaza into the 610 building and would take some four months.

Mr. Calderon reported that the Association has agreed to sign a lease with the Alexandria Police Department for them to have a satellite office at Colecroft Station. This facility would provide on-duty Police a place to work on their reports and would not be a place of detention or other police activity.

IV. TREASURER'S REPORT:

Mr. Burruss was not present at the meeting, so there was no Treasurer's Report.

V. OLD BUSINESS:

1. Several votes needed ratification:

MOTION: Mr. Calderon moved, Dr. Fay seconded, to ratify the February 12th vote to provide Legal Counsel with direction regarding an issue as discussed. The motion passed unanimously (*3-0-0).

**Mr. Abramson was not present for this motion.*

MOTION: Dr. Fay moved, Mr. Calderon seconded, to ratify the March 18th and 19th votes. The motion passed unanimously (*3-0-0).

** Mr. Abramson was not present for this motion.*

Ms. Peacock asked to discuss this motion during Executive Session.

MOTION: Mr. Abramson moved, Dr. Fay seconded, to ratify the vote to lease for \$1.00/year to the City of Alexandria Police Department a satellite office in the site office. The motion passed unanimously (4-0-0).

Ms. Drucker asked if it is possible for the Alexandria Police Department, under section 6C, to provide a sign that is acceptable to the Association.

MOTION: Dr. Fay moved, Mr. Abramson seconded, to ratify the window issue settlement. The motion passed (3-0-1) with Ms. Drucker abstaining.

MOTION: Dr. Fay moved, Ms. Drucker seconded, to ratify the vote concerning the 505 # 406 kitchen where the owner wants to tile the kitchen. The motion passed unanimously (4-0-0).

MOTION: Dr. Fay moved, Mr. Abramson seconded, to ratify the vote concerning the hardwood floor installation in 545 # 507. The motion passed unanimously (4-0-0).

1. Report from Legal Counsel on the question of yoga and exercise and use of the community meeting room:

Ms. Peacock reported that the Association would not be covered under its current insurance policy for any claims arising from sponsorship of an exercise type class, such as yoga, taking place on common element areas such as the Meeting Room. Because of this, Ms. Peacock recommends that the Association not sponsor such activities because to do so would expose the Association to claims that would not be covered by insurance. Ms. Peacock stated that even if participants signed a waiver indemnifying the Association, the protection afforded by the waiver would not be airtight and that the Association might still be sued were something untoward were to occur.

Mr. Calderon reported that the insurance policy does not cover the current gym equipment either, which is why there are disclaimer signs in the exercise room. Ms. Peacock agreed and shared with the Board a new indemnification agreement for the exercise room. Mr. Calderon noted that the Association periodically issues new keys for this room. Next time the locks are changed, residents would need to sign the new form in order to get a new exercise room key.

Ms. Peacock then explained that one way to protect the Association and resident sponsors of exercise classes and other social activities would be for interested residents to form a social club. This club would be formally incorporated with its own (minimal) bank account and with its leadership acting as officers of the club. Anyone thinking of suing this club would be dissuaded because club assets would be so limited.

Mr. Calderon explained that by contrast, the Association holding its \$70 million of real estate and individual unit owners with personal investments of \$340,000 or more represent a far more tempting target, however spurious the complaint.

Ms. Peacock noted that the legalities of incorporating a club were not onerous, but that the Association itself should not undertake to do so as it might be legally construed as having sponsored the club.

Separately, the Board decided to have Ms. Tschirhart look into seeing if there is an insurance company that will issue a policy to cover activities, including exercise classes, in the exercise room and common meeting areas.

VI. NEW BUSINESS:

Dr. Fay proposed a motion that the Covenants Committee be given the task to formalize rules, conditions and guidelines that provide the framework for behavior on the property of Colecroft Station which includes sanctions for violations.

Ms. Drucker and Mr. Abramson asked for some clarification of the motion. Mr. Calderon explained that there is a need for a formalized procedure to pursue Bylaws, Rules and Resolution violations with sanctions.

MOTION: Dr. Fay moved, Mr. Abramson seconded, to have Ms. Peacock draft a due process resolution to present to the board at the next meeting. The motion passed unanimously (4-0-0).

MOTION: Ms. Drucker moved, Mr. Abramson seconded, that the Management Company inform the Board about planned staffing changes. The motion passed unanimously (4-0-0).

Satellite Office Update: Sergeant Gregg updated the Board on the satellite office of the Alexandria Police Department at Colecroft Station. Sergeant Gregg reported that officers would be using the office intermittently to use the phone and catch-up on paperwork. He also reported that a key pad lock is used to access the site office. The Board and Sergeant Gregg discussed where the cruisers will be parked when on the property. It was suggested that they use the visitor spots at the front of the building and that they do not use sirens and lights within the turning circle and respect the residential character of the community.

VII. OWNER'S FORUM:

The Owner's Forum was held from 8:20 p.m. – 9:12 p.m.

VIII. EXECUTIVE SESSION:

MOTION: Mr. Calderon moved, Mr. Abramson seconded, to go into Executive Session to discuss personnel matters. The motion passed unanimously (4-0-0).

The Board moved into Executive Session at 9:13 p.m.

IX. ADJOURNMENT:

There being no further business, the Board came out of Executive Session and Mr. Calderon adjourned the meeting at 10:19 p.m.

Respectfully submitted,

Dr. John Fay, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)