

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

**505 East Braddock Road
Alexandria, VA**

April 17, 2007

ATTENDEES:

Board Members Present: Greg Corbett, President; Chris Burruss, Treasurer; Richard Calderon, Secretary; Paul Abramson, Commercial Director; and Catherine Drucker, Director.

Others Present: Ms. Diane Tschirhart, Property Manager-KPA; Ms. Marlene Jose, Building Manager; Ms. Lee Ann Turner, Recording Secretary-MBM; Ms. Tasha Gray, Recording Secretary-MBM; Sgt Gregg, Alexandria Police Department Liaison; and Ms. Sheyna Burt, Legal Counsel-Chadwick, Washington et al.

I. CALL TO ORDER

Mr. Corbett called the Meeting to Order at 7:15 PM.

II. ALEXANDRIA POLICE REPORT:

Sgt. John Gregg, our liaison with the Alexandria Police Department, attended the meeting to share current crime statistics specific to the neighborhood. While two cars had been broken into and two bicycles were stolen from our garage many years ago (before the installation of the locked garage gates), Sgt. Gregg noted that recent Police calls from Colecroft Station were medical-related and about trespassing within the Plaza. Some juveniles were recently caught smoking marijuana in the Plaza Pavilion and were arrested for possession. Sgt. Gregg announced that Officer Charlotte Mitchell-Young would be conducting a security audit of Colecroft Station in the near future and would be presenting her recommendations tailored to our situation at a later date. Sgt. Gregg then provided literature to the residents about securing windows and doors, protection from identity theft, avoiding charity fraud, protection from vehicle and bicycle theft and emergency preparedness. Additional copies of these materials are available to the Membership in the Site Office.

III. LITIGATION UPDATE WITH LEGAL COUNSEL:

Ms. Sheyna Burt updated the Members on the status of litigation. She reported that the Association had filed a counter claim with a bill of particulars against Manor-Hayash, who on their part had filed but failed to obtain two injunctions against the Association, including one to stop-work on the Plaza-Tower flashing restoration. The Association for its part had

moved to extend the trial time given the complexity of the case but Manor-Hayash would agree only to a 2-day bench trial before a Judge rather than the longer Jury trial. Ms. Burt noted that the last Judge to hear a portion of the case had suggested that the parties consider mediation to reach an agreement. The Colecroft Station Board had agreed to this but Manor-Hayash had not. The Colecroft Station Board had asked Ms. Burt to keep this option open should Manor-Hayash change their minds.

IV. ADJOURNMENT INTO EXECUTIVE SESSION:

The Board moved into an Executive Session at 7:52 p.m. to consider litigation. The Board reconvened the Regular Session at 8:58 p.m.

V. CALL TO ORDER:

Mr. Corbett called the meeting to order at 9:00p.m

[Mr. Abramson at this point had to leave the meeting.]

MOTION: Mr. Corbett moved to change the slate of the Covenants Committee to: Holly Hess as Chair, Chung Jang and Rachael Sexton. The motion passed (3-0-1) with Mr. Calderon abstaining.

VI. APPROVAL OF THE MINUTES:

MOTION: Mr. Calderon moved to approve the minutes of the February 22, 2007 monthly meeting. The motion passed unanimously (4-0-0).

VII. PRESIDENT'S REPORT:

Mr. Corbett reported that a flood test of the perimeter flashing repair outside 545 #105 was completed successfully. This means that the Association can proceed to bid the perimeter balance of the 545 Tower, confident that our engineers are correct that this is the repair needed to prevent water intrusion at the Plaza/Tower interface.

Mr. Corbett reported that the City of Alexandria Office of Code Enforcement had determined that the owners of 545 # 105 were responsible for covering up with new vinyl tile a mold issue within the original flooring of their kitchen. The unattended mold within the kitchen floor appeared to be the result of a leak from the sink/dishwasher and was unrelated to the perimeter flashing issues of the 545 Tower being addressed by the Association. The Code Enforcement then issued a Citation against the owners. When the owners failed to address the Citation in the following month, the Board invoked Sections 5.5 (b) and 9.1(a) of the Bylaws to effect an environmental remediation and to assess the owners for this expense. The Board had previously invoked Sections 5.5 (b) and 9.1 (a) for a major overhaul of the owners' non-functioning HVAC system, a rebuild of the walls and floor of their washer-dryer closet, infested with mold due to a leaky appliance, and repairs to the

wall and floor of a bathroom damaged by an unaddressed toilet leak, again at the owners' expense.

Mr. Calderon updated the Board on the Payne Street Condominium rezoning approved by City Council. The City Council had voted to approve the developer's first building design despite evidence that a design with the same square footage but more in keeping with the neighborhood's petition for a vest-pocket park was possible. The near mechanical approval of the rezoning indicates that the City Council needs to be more fully advised about the wishes of the neighborhood before reviewing development proposals.

MOTION: Mr. Corbett moved to investigate the interest of members to follow the progress of the Braddock Area Plan. Mr. Corbett asked Mr. Calderon to chair a committee. The motion passed unanimously (4-0-0).

VIII. TREASURER'S REPORT:

Mr. Burruss reported that the budget is tracking within the parameters anticipated last year when adopted. An audit is currently underway of expenses in 2006 and the results are expected within the next several months. Mr. Burruss did note that one item out of line is the litigation expenses. Money budgeted for the Manor-Hayash trial is being used to fend off Manor-Hayash distractive attempts to obtain stop-work injunctions.

IX. OLD BUSINESS:

MOTION: Mr. Corbett moved to ratify the action previously taken regarding kitchen remediation in building 545, unit 105 in the amount of \$2,560. The motion passed unanimously (4-0-0).

MOTION: Mr. Corbett moved to ratify the reimbursement of a carpet allowance in the amount of \$1,500. The motion passed unanimously (4-0-0).

MOTION: Mr. Corbett moved to approve the installation of hardwood floors in building 610, unit 204. The motion passed unanimously (4-0-0).

MOTION: Mr. Corbett moved to approve research into insulating costs for Penthouse units. The motion passed unanimously (4-0-0).

Mr. Corbett then temporarily relinquished the chair and Mr. Calderon took the chair.

MOTION: Mr. Calderon moved to approve a full kitchen remodel of 610 # 508. The motion passed (3-0-1) with Mr. Corbett abstaining.

Mr. Corbett resumed the chair.

X. NEW BUSINESS:

Mr. Corbett brought up the issue of the Google News Group being used as an official vehicle of Association information. The Board discussed the issue but was generally opposed.

MOTION: Mr. Corbett moved to disallow “Google News Group” as an official vehicle of information for Colecroft Station. The motion passed (3-1-0) with Mr. Corbett opposing.

There was discussion about forming and funding an Official Social Committee of the Association that would organize events. After some discussion whether the Association is called upon to do more than merely provide venues for meetings and other social events – such as the Party Room and the Plaza – Mr. Corbett moved to table the discussion until a later date.

XI. ADJOURNMENT:

MOTION: Mr. Burruss moved to adjourn the meeting at 10:01 p.m. The motion passed unanimously (4-0-0).

Respectfully submitted,

Richard Calderon, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)