

**MINUTES OF THE
COLECROFT STATION CONDOMINIUM BOARD
MEETING OF JUNE 20, 2007**

**505 East Braddock Road
Alexandria, VA**

ATTENDEES:

Board Members Present:

Mr. Chris Burruss, Treasurer
Mr. Richard Calderon, Secretary
Mr. Paul Abramson, Commercial Director
Ms. Catherine Drucker, Director.

Others Present:

Ms. Diane Tschirhart, Property Manager, KPA
Ms. Sheyna Burt, Legal Counsel, Chadwick, Washington et al.
Ms. Tasha Gray, Recording Secretary, MBM

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 7:12 p.m.

II. APPROVAL OF THE MINUTES:

MOTION: Mr. Abramson moved, Mr. Burruss seconded, to approve the Minutes of the April 27, 2007 monthly meeting. The motion passed unanimously (4-0-0).

III. PRESIDENT'S REPORT:

Mr. Calderon gave the President's Report in the absence of Mr. Corbett. Mr. Calderon reported that, following the successful flood tests on 30% of the 545 Tower-Plaza restored flashing in February, the Board commissioned Seal Engineering to issue bid documents for the balance of the perimeter. The lowest bidder of five contractors, EV-Airtight Shoemaker, was selected with a bid of \$102,000.00. It will be necessary to continue demolition around the 545 Tower-Plaza perimeter and Ms. Tschirhart will send a letter to residents and business owners affected by the construction noise.

Mr. Calderon then clarified that a citation issued by Alexandria Code Enforcement in the 545 # 105 units was not issued against the Association but rather was issued against the unit owners, Tom Manor and Susan Hayash. These unit owners did not share with the

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Association that they were given a month to remedy an unsanitary condition in the kitchen floor of their unit. When the Association learned about the citation and that the unit owners were doing nothing about it, the Board used authority granted by the Bylaws to remedy the kitchen floor. Once the floor was remediated, Code Enforcement lifted the citation. The cost of this remediation was then assessed against Manor-Hayash and stands as a debt to the Association.

On February 24, 2007 Mr. Calderon delivered the Board's comments on the Payne Street Condo project to the City Council. While Colecroft Station joined others in recommending a complete redesign of the project, the developer's plan was approved as proposed.

On a positive note, the draft Braddock Road Area Plan, with its open-ended allowance of some 20 – 24 high rise towers and 3,000 additional units has been completely withdrawn. The City Planning Department is now drawing up a new draft plan, under the direction of its newly arrived Planning Director.

Since the last Board Meeting, the Board was obliged to replace a faulty water pump and will ratify that decision tonight. (Water pressure in the streets around Colecroft Station will only lift water to the third floor. The Condominium has two water pumps – one is a spare – to lift the water further.)

A safety audit conducted by the Alexandria Police Department was completed in May and the following suggestions were made:

- trim the bushes at the 505 entrance
- trim the bushes near the Plaza windows
- improved lighting in the Pavilion area at night

These recommendations are being implemented. Incidentally, the report noted that Colecroft Station had implemented all recommendations of the last safety audit and praised the enhanced lighting in and gates leading into the garage.

IV. TREASURER'S REPORT:

Mr. Burruss reported that as of the end of May a deficit of \$5,700.00 is showing compared to a budget deficit of \$3,500.00. Overall for the year, expenses are \$13,000.00 over budget. That figure is affected by the ongoing litigation.

V. COVENANT'S COMMITTEE:

Ms. Holly Hess, the Covenants Committee Chair, briefed the Board on an issue brought by a resident who wants to store a bicycle on his balcony. The Bylaws do not specifically state that bicycles are not allowed, however the Bylaws do state that only patio furniture and planters may be stored on balconies. Colecroft Station's policy has always prohibited any other storage on balconies and in patios. The Association has provided other storage options for bicycles, such as bike racks and locked storage areas available to residents. The Board thanked Ms. Hess and her colleague on the Covenants Committee, Ms. Rachael Sexton for their research and closely reasoned recommendations.

VI. OLD BUSINESS:

1. **Litigation:** Ms. Burt updated the Board on the status of the ongoing Manor-Hayash litigation. Following Ms. Burt's depositions of Tom Manor and Susan Hayash, their lawyers, Carter-Lay revived an early offer by the Association to settle matters through Mediation. The McMahon Group, which is a group of professional mediators and is experienced in construction and contract law, has been selected as Mediators. Legal Counsel is looking to schedule the mediation for mid-July and hopes for a resolution that will eliminate the need for a trial. The actual Mediator has not been selected but the cost of the mediation will be split evenly between Manor-Hayash and the Association.

2. **Water Pump Replacement:**

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to ratify the STH water pump replacement. The motion passed unanimously (4-0-0).

3. **545 Tower-Plaza Flashing Restoration:**

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to approve the flash restoration contract with EV-Airtight Shoemaker. The motion passed unanimously (4-0-0).

VII. NEW BUSINESS

1. **Reserve Study:** Diane Tschirhart circulated a proposal by Ben Ginnetti, the Association's Reserve Study Engineer. This proposal for a mid-term re-calibration of the five year study was out of line with that offered in 2005. The Board asked Diane to revisit the proposal with Mr. Ginnetti.

2. **Master bathroom remodel:**

MOTION: Mr. Abramson moved, Mr. Burruss seconded, to approve the request as submitted from 505 #802 for a remodel of the master bath. The motion passed unanimously (4-0-0).

3. **Roof Re-painting and Repairs.** Mr. Calderon reported that he had contacted Seal Engineering about re-painting the green metal roofs of the residential towers and commercial buildings. Seal will be investigating the scope of work and will report back at the next meeting. In addition to re-painting the roof, the project will include repairs to gutters and downspouts, re-attaching fallen ice-guards and so on.

4. **Forward bidding of flashing restoration on the 610 and 505 Towers:** Ms. Drucker asked the Board to consider forward bidding of flashing restoration in the remaining Towers so that there will be no delay once the 545 Tower work is completed. Mr. Calderon and the Board agreed with the recommendation and Diane Tschirhart will work with Seal Engineering to prepare bidding documents as the 545 Tower work enters its final months.

5. Additional Mats in Garage: Ms. Drucker also requested that the Management Company place additional mats on the garage floor over slippery patches. Diane Tschirhart reported that Culbertson was shortly to complete re-texturing of the slippery patches, but that the Management Company would install mats in the meantime.

VIII. ADJOURNMENT:

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to adjourn the Board meeting at 8:17 p.m. The motion passed unanimously (4-0-0).

Respectfully submitted,

Richard Calderon, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)