

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

**505 East Braddock Road
Alexandria, VA**

August 20, 2007

ATTENDEES:

Board Members Present:

Mr. Paul Abramson, Commercial Director

Mr. Chris Burruss, Treasurer

Mr. Richard Calderon, Secretary – later President

Ms. Catherine Drucker, Director

Ms. Holly Hess, Board Member (joined during second Executive Session) – later Secretary

Others Present:

Ms. Marlene Jose, Site Manager

Ms. Tasha Gray, Recording Secretary

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 7:30 p.m.

II. EXECUTIVE SESSION:

MOTION: Mr. Calderon moved that the Board go into Executive Session at 7:35 p.m. to discuss the Board reorganization following the resignation of Greg Corbett as instructed by the bylaws. The motion passed unanimously (4-0-0).

The Board came out of Executive Session at 9:00 p.m.

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to nominate Ms. Holly Hess as a Board member on an interim basis until the Annual General Meeting. The motion passed (3-0-1) with Ms. Drucker abstaining.

MOTION: Mr. Calderon moved that the Board go into Executive Session at 9:11 p.m. to discuss the ongoing litigation with Maynor-Hayash.

[Ms. Hess was present during this Executive Session]

The Board came out of Executive Session at 9:51 p.m.

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to ratify the July 31, 2007 Settlement Agreement with Manor-Hayash that was worked out by Mr. Calderon and Ms. Drucker on July 31, 2007 on behalf of the Association. The motion passed unanimously (5-0-0).

III. APPROVAL OF THE MINUTES:

MOTION: The Board moved to approve the Minutes of the June 20, 2007 meeting. The motion passed (4-0-1) with Ms. Hess abstaining.

IV. OLD BUSINESS:

MOTION: Mr. Abramson moved, Ms. Drucker seconded, to ratify the request from John and Abigail Mitchell 505 #206 to replace their original carpet with hardwood floors throughout the unit subject to the usual conditions of 80% carpeting etc. The motion passed unanimously (5-0-0).

MOTION: Mr. Calderon moved, Ms. Hess seconded, to ratify the request from Dr. John Fay and Victoria Avery 505 #401 to perform a remodel of their unit with new kitchen and bathroom cabinets, appliances, new tile in kitchen and entry and wood flooring in the bedrooms subject to the usual conditions. The motion passed unanimously (5-0-0).

MOTION: Mr. Abramson moved, Ms. Hess seconded, to ratify the replacement of the center bearings of the fans in the cooling tower by R & B at a cost of \$1,317.00. The motion passed unanimously (5-0-0).

V. NEW BUSINESS:

Snow Removal Contract

The approval of the contract proposal from Emory Snow Removal was postponed until various premium charges can be clarified.

Roof Repainting

Mr. Calderon will continue to work with David Di Quollo to find paint experts who are willing to paint roof panels and test the paint in anticipation of the much larger project.

Elections Committee

Mr. Burruss will serve as Chair of the Elections Committee and Ms. Debra Wiley, Ms. Judy Bodie, and Ms. Rachael Sexton will serve as Elections Committee Members. The Elections Committee will oversee the mailing of solicitation for nominations and monitor that responses are filled out properly and at the Annual General Meeting they will oversee the issuance of ballots and count votes.

MOTION: Mr. Calderon moved, and Ms. Hess seconded, to approve the structure for the Elections Committee. The motion passed unanimously (5-0-0).

Re-Organization of Board

MOTION: Ms. Drucker moved, Mr. Burruss seconded, to have Mr. Calderon serve as Board President. The motion passed unanimously (5-0-0).

MOTION: Mr. Calderon moved, Mr. Burruss seconded, to have Ms. Hess serve as Board Secretary. The motion passed unanimously (5-0-0).

VI. ADJOURNMENT:

MOTION: Mr. Abramson moved, Mr. Burruss seconded, to adjourn the meeting at 10:17 p.m. The motion passed unanimously (5-0-0).

Respectfully submitted,

Holly Hess, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)