

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

**505 East Braddock Road
Alexandria, VA**

September 29, 2005

I. ATTENDEES:

Board Members: Richard Calderon, President; Holly Hess, Treasurer; Paul Abramson, Tom Manor, Directors.

(Joe Trevisani was present for the first 5 minutes of the meeting, via speakerphone from Hawaii, but then hung up without asking Board leave to absent himself from the meeting.)

Diane Tschirhart and Marlene Jose, KPA Management

II: CALL TO ORDER: Richard Calderon called the meeting to order at 8 PM.

III APPROVAL OF MINUTES: Richard Calderon distributed copies of the September 16, 2005 for Board Review. Tom Manor stated that he could not vote approval as he had not attended the meeting in question.

Motion: Holly Hess moved and Richard Calderon seconded to approve the minutes of September 16, 2005. The motion passed 2-0-1-1 with Tom Manor abstaining and Joe Trevisani absent. A phone call to him established that Joe Trevisani had hung up deliberately and did not intend to participate further in the meeting.

IV. ANNUAL MEETING: Richard Calderon reported that the Annual General meeting of the Colecroft station Association would be held on November 17, 2005.

V. TREASURER'S REPORT:

Holly Hess, the new Treasurer, reported that there was an overall variance of \$34,000 between accrual expenditures and the budget. The existing Repair and Replacement Fund stood at slightly less than \$600,000. There were no delinquencies over 30 days and the total was \$1,500. Tom Manor had just recently handed her the invoices for January through August but she had not had time to compare these bills with the monthly check ledgers and so could not determine as yet where the Association really stood in terms of the budget.

VI. RESOLUTION BANNING THE PURCHASE OF RESIDENTIAL UNITS:

Holly Hess reported a suggestion made to her that the Association purchase one of the Plaza level units. She deemed this suggestion most unwise.

Motion: Holly Hess moved, Richard Calderon seconded, that the Association not spend Repair and Replacement Reserves, borrowed money or levy special Assessments on the purchase of residential units. The motion passed 2-0-1 Tom Manor abstaining.

Richard Calderon noted that the motion would effectively limit only the 2005 Board that was shortly to end with the Annual General Meeting. A formal Board resolution would require that any future Board wishing to purchase a unit would need to publicly rescind the resolution.

Motion: Holly Hess moved, Richard Calderon seconded, that the Covenants Committee generate a recommendation on a formal resolution banning the use of such monies for the purchase of a residential unit. The motion passed unanimously.

VII. PROPERTY MANAGER REPORT: Diane Tschirhart requested that the Board vote on the following items, which are included in the motions.

Motion: Holly Hess moved, Tom Manor seconded, to approve a contract with Emery Snow Removal this winter. The motion passed unanimously.

Motion: Holly Hess moved, Tom Manor seconded, to have Trashmasters repair one of the trash compactors at a cost of \$1,667.37. The motion passed unanimously.

Motion: Holly Hess moved, Tom Manor seconded, to approve Tyco's bid to repair the fire alarm system in the amount of \$1,896. The motion passed unanimously.

Diane Tschirhart asked the Board about the next steps on the water intrusion issue and the Board's position relative to SRG Engineers. Tom Manor reviewed the follow-up contract proposed by SRG and his reluctance to recommend that additional Plaza level owners be subjected to comparable invasive tests. Richard Calderon added that the Board had determined on September 16, 2005 to use SRG to oversee the garage ceiling remediation as this work had been specified by SRG. But overall Board dissatisfaction with these engineers had prompted the search for others. Tom Manor, the new point – man of the Board was to identify an alternative group.

Diane Tschirhart then presented the Board with three garage ceiling remediation bids, one from Culbertson of \$60,069 / one from Commercial of \$85,000 / one from Linehart of \$59,324.

Motion: Holly Hess moved, Tom Manor seconded, to approve the Culbertson contract in the amount of \$60,069. The motion passed unanimously.

Diane Tschirhart then presented the Board with three turning circle sidewalk and asphalt repair bids, one from Dominion of \$17,346 / one from Chamberlain of \$18,325 and one from Professional of \$28,325.

Motion: Holly Hess moved, Tom Manor seconded, to approve the Dominion contract in the amount of \$17,346. The motion passed unanimously.

VIII. ADJOURNMENT: Richard Calderon adjourned the meeting at 9:06 PM.