

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

**505 East Braddock Road
Alexandria, VA**

October 18, 2007

ATTENDEES:

Board Members Present:

Mr. Richard Calderon, President
Ms. Holly Hess, Secretary
Mr. Paul Abramson, Commercial Director
Ms. Catherine Drucker, Director

Others Present:

Ms. Marlene Jose, Site Manager
Ms. Diane Tschirhart, Community Manager, KPA
Ms. Tasha Gray, Recording Secretary, Minute-By-Minute

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 7:42 p.m.

II. APPROVAL OF MINUTES:

MOTION: Ms. Drucker moved, Mr. Abramson seconded, to approve the July 24, 2007 minutes. The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Ms. Drucker seconded, to approve the August 20, 2007 minutes as amended. The motion passed (3-0-1) with Ms. Hess abstaining.

III. PRESIDENT'S REPORT:

Mr. Calderon reported that although the Board had ratified a signed settlement agreement with Maynor-Hash of July 31, 2007, this agreement was repudiated by Manor-Hayash in late August, well after critical deadlines needed to adequately represent the Association at an October 2, 2007 Trial. The Association's Legal Counsel petitioned the Court to reschedule a trial date to March 25, 2008 and the postponement was granted.

IV. OLD BUSINESS:

Mr. Calderon reported that while an Election Committee was established during the August 20, 2007 meeting, two of the members appointed by the Board would no longer be in a position to assist at the AGM Election.

MOTION: Ms. Hess moved, Mr. Abramson seconded, to appoint Ms. Sallie Tyler and Ms. Barbara McConnell to the Election Committee. The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Ms. Drucker seconded, to allow the owners of 610 #105 to install wood floors with the usual restrictions (80% carpeting, daytime hours for the installation etc.). The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Ms. Hess seconded, to select EnviroTech at a cost of \$86.00 per month to serve as the Association's pest control company. The motion passed unanimously (4-0-0).

MOTION: Ms. Drucker moved, Mr. Abramson seconded, to select Livingston as the Association's sprinkler replacement company. The motion passed unanimously (4-0-0).

V. NEW BUSINESS:

MOTION: Ms. Hess moved, Mr. Abramson seconded, to authorize either Mr. Burruss or Mr. Calderon to certify that the 2006 Audit Accounts were in order. The motion passed unanimously (4-0-0).

MOTION: Ms. Hess moved, Mr. Abramson seconded, to approve recommendations by Goldklang, Cavanaugh & Associates:

- To write off an unrecoverable debt of \$2,925 dating to a 2000 bankrupt-unit sale.
- To apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.
- To increase Fidelity Bond coverage to \$600,000.

The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Ms. Hess seconded, to approve the snow removal contract proposed by Emery Snow Removal, with the payment schedule as identified on pages B-1 through B-3 of the 10.18.07 Board Briefing Book. The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Ms. Drucker seconded, to approve a garage level water pipe contract with Shreve McGonegal at a cost of \$4,000.00. The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Ms. Drucker seconded, for Thomas and Daley Construction to repair the brick steps along Braddock Rd at a cost of \$2,250.00 to be paid out of the common reserve. The motion passed unanimously (4-0-0).

MOTION: Ms. Hess moved, Mr. Abramson seconded, to proceed with the sprinkler head replacement project at a cost not to exceed \$18,500.00. The motion passed unanimously (4-0-0).

VI. BUDGET:

MOTION: Ms. Hess moved, Ms. Drucker seconded, to approve the 2008 budget. The motion passed unanimously (4-0-0).

VII. ADJOURNMENT:

There being no further business, Mr. Calderon adjourned the meeting at 8:28 p.m.

Respectfully submitted,

Holly Hess, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)