

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

**505 East Braddock Road  
Alexandria, VA**

**November 16, 2006**

**I. ATTENDEES:**

Board Members Present: Mr. Richard Calderon, President; Gregory Corbett, Treasurer; Carmen Radelat, Secretary; and Paul Abramson, Commercial Director.

A Quorum of Association Members Present, whether in Person or by Proxy.

Also Present: Ms. Diane Tschirhart, Community Manager; Ms. Marlene Jose, Site Manager; Ms. Lee Ann Turner, Recording Secretary; and Ms. Sheyna Burt, Legal Counsel to Colecroft Station Condominium Association.

**II. CALL TO ORDER:**

Mr. Calderon called the meeting to order at 8:15 p.m.

**III. PROOF OF QUORUM AND NOTICE OF MEETING:**

Ms. Tschirhart announced that a quorum was present and proof of notice of the meeting was given.

**IV. READING OF MINUTES OF PRECEDING MEETING:**

Mr. Calderon noted that he was presenting the Minutes of the 2005 meeting as the 2005 Board Secretary was no longer on the Board. Mr. Manor asked why the President's Report went from two sentences in the draft version to several paragraphs and Mr. Calderon replied that the Minute Taker had not kept up, and that he had amplified the record to document for the Membership a fuller report. Mr. Calderon also noted that the Minute Taker had not included the platforms of the various candidates and that he had thought it appropriate that these should be documented as well.

**V. APPROVAL OF THE MINUTES OF 2005 ANNUAL MEEING:**

**MOTION: Ms. Hess moved, Mr. Apperson seconded, to approve the Minutes of the 2005 Annual Meeting as amended. The motion passed unanimously by acclamation of the Membership present.**

## **VI PRESIDENT'S REPORT:**

Mr. Calderon gave a presentation that documented the history of the water intrusion remediation projects at Colecroft Station since 1995, as he explained that more recent owners had questioned him about the nature of earlier work.

In 1995 the Association settled a warrantee claim against the original developer to fix leaking chimneys, balconies that were crumbling due to water infiltration and leaking expansion joints in the Plaza and Garage. The Association, on the advice of its engineers, immediately commissioned repairs costing \$621,000. In 1997, still troubled by water intrusion in the Garage, the Association, on the advice of its engineers, commissioned re-pointing the crumbling mortar of all three Towers costing \$490,000. These two campaigns closed many sources of water intrusion, but still did not halt water infiltration into the Garage. Still troubled by water intrusion, and having lost faith in its first engineers, the Association hired new engineers in 2005 and 2006 who finally determined that the problem was one of Tower-Plaza flashing, 8" below the Plaza deck and 4" behind the brick veneer. The Association then commissioned flashing remediation of the 545 Tower which is now underway. This last campaign for all three Towers is projects to cost more than \$300,000.

Raising and spending large sums, more than \$5,000 per unit owner between 1995 and 2007, to remediate water intrusion is not pleasant or easy. On the other hand, our two-bedroom condo units have risen in value from \$140,000 to \$360,000 or by \$220,000 within that same timeframe. Condo sale prices would not have risen in this way had the Association not been diligent in tackling the water intrusion problems. All in all, the investment in the fabric of the complex should be judged worthwhile.

## **VII. TREASURER'S REPORT:**

Mr. Corbett reported that during his absence in Europe, Ms. Hess was appointed to serve as Interim Director and Treasurer. Ms. Hess would therefore be delivering the Treasurer's Report to the full Memberships at this Meeting.

Ms. Hess reported the Operating Fund should close in the black by \$10,000 at the end of the 2006 financial year and had closed in the black the previous year as well. The 2007 base Operating Budget increases \$7,560.00 or 1.2% over that of the 2006 financial year. This would have been cause for celebration.

But, at the last minute, the Board was informed that Members Thomas Manor and Susan Hayash had filed a lawsuit against the Association, seeking monetary damages from the Membership. On the advice of Association Counsel, the Board added a \$30,000 litigation line item to the 2007 Operating Budget which increases condo assessments by 4.8%.

The Capital Repair and Replacement Reserve Fund is projected to be \$590,300 at the end of the 2006 financial year (December 31, 2006). The approved 2007 Budget for this Fund increases contributions by \$14,000 to \$191,373.

Overall, the approved 2007 Budget projects expenses in the Operating and Capital Repair and Replacement Reserve Fund of \$665,387.

### **VIII. COMMITTEE REPORTS:**

Ms. Drucker reported that the Covenants Committee in 2006 reviewed the Pet Policy, issued a questionnaire and, based on the results, concluded that there was no support for a change on this matter.

### **IX. CANDIDATE NOMINATION, INTRODUCTION AND BALLOTING:**

Mr. Calderon noted that Bylaw 3.4.b seeks to ensure that there be at least two candidates for each vacancy and that three candidates were now proposed for three vacancies and asked whether there were any nominees from the floor.

Mr. Burruss, President of the Truckload Carrier Association, nominated himself and passed out his biography. He explained that he had considerable experience managing associations and working with association boards. He added that he would be on site during the day to assist in running the condominium during normal business hours. Mr. Calderon did not go into detail regarding his biography, saying that the Members were already familiar with him and his work for the Association, as this would be his third term on the Board were he elected. Ms. Drucker spoke next about her policy experience on the Covenants Committee, which she had chaired and her commitment to focus on water intrusion. Mr. Vora spoke to the Membership about his training in computer science and business administration.

### **X. VOTING RESULTS:**

Following a briefing from the Election Committee, Mr. Calderon reported that three candidates were elected to the Board:

Chris Burruss- 68.7% of the votes	(30.9 %sq ft)
Richard Calderon- 71.4% of the votes.	(31.2 %sq ft)
Catherine Drucker- 69.0% of the votes.	(30.2 %sq ft)

One candidate did not receive enough votes to earn a seat on the Board:

Mehul Vora – 49.7% of the votes.	(21.7 %sq ft)
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### **XI OLD BUSINESS AND NEW BUSINESS**

Mr. Calderon explained that in this part of the Annual General Meeting, the Membership is invited to make recommendations to the Board about future plans and actions. The recommendations are non-binding “straw motions,” yet are seriously considered by the Board.

**STRAW MOTION: Mr. Corbett moved, Mr. Manor seconded, to recommend that Colecroft Station acquire an e-mechanism to serve as an official communication**

**channel with the Membership. The motion passed by acclamation of the Membership present.**

**XI. ADJOURNMENT:**

**MOTION: There being no further business, Mr. Calderon moved, Mr. Abramson seconded, to adjourn the Annual Meeting at 10:08 p.m. The motion passed unanimously by acclamation of the Membership present.**

Respectfully submitted,

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Carmen Radelat, Secretary

DATE APPROVED: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_  
(Name) (Title)