

Colonial Village III Minutes
17 January 2000

Call to order:

With a quorum present the meeting was called to order at 7:00pm. Present at that time were Peyton Palmore, President, Michael Bodden, Vice President, Corbin Weiss, Treasurer, Dennis Gerrity, Secretary, and Joe Sifer, Director. Also present were unit owners Betty Davis, Jim DuBeau, T.L. Flemons, Mahmoud Ghannam and Charles Vanderlyn and residents R.J. Donahue and Jodi Stewart. Also present were Terry Hix of Hix & Sons and Jay Whitton of PCM Services, Inc. Also present were Maintenance Engineer Stan Kiman and Association Manager George Hedrick.

Proposals to Control Flooding:

CVIII has received bids from two contractors, Hix & Sons and PCM, to install drainage systems to correct flooding problems that affect all four buildings. To gain a better understanding of their proposals to correct these flooding problem and the substantial difference in cost between the two bids, both firms were invited to send representatives to give presentations before the board. Terry Hix of Hix & Sons and Jay Whitton of PCM made these, and both were well received by the board. Both firms appeared to take similar approaches to specific problem areas and appeared to specify the use of similar materials. After discussion it became apparent that part of the difference in the prices charged by these two firms was that PCM's proposal did not include the cost of obtaining permits from Arlington County. Nor did PCM's proposal fully account for the costs of working around utility lines on the east sides of Buildings One and Two. The board expressed general satisfaction with the approach by both firms to solving Building Three and Four's problems. (Mr. Vanderlyn pointed out that Building Four has downspout drainage control problems later in the meeting.) The board asked both firms to broaden their proposals for Buildings One and Two to include (i) several different routes for the terminal portions of the pipes that will carry water away from the buildings; (ii) the drainage of several areas where water ponds after heavy rain; (iii) dealing with runoff from the parking lot behind the Le Mar Apartments; (iv) alternatives to dry wells for dealing with flooding caused by water running down the ramps leading to basement doors in Buildings One and Two. In addition, the board asked both firms to investigate the lawns surrounding and the crawlspace under 1801 Queens Ln. for sources of flooding under that building which heretofore have not been identified.

Resident Forum:

Ms. Stewart expressed her concerns about the lack of parking. She explained to the board that at least one day of the week she does not get home from work until 2:30am. At that time of the morning the closest place she can find to park is on Clarendon Blvd. several blocks from CVIII. Ms. Stewart requested that the board try to get Arlington County to restrict parking on North Rhodes St. between Wilson Blvd. and Lee Hwy. to Zone 4 sticker holders on a twenty-four hour-a-day basis. The board noted that Ms. Stewart's problem was shared by every other CVIII resident who owned a car and frequently

manifested itself as early as 8:00pm. The board further noted that Ms Stewart's suggestion for solving the parking problem had been considered a number of times in the past, but it had not been pursued because Arlington County's requirement for implementation is that a supermajority of Rhodes St. residents approves such restrictions. After discussion the board decided to put restricting Rhodes St. to Zone 4 sticker holders on the agenda of an upcoming meeting. The board requested that Mr. Hedrick attempt to get the Arlington County official responsible for neighborhood parking regulation to attend that meeting. Ms. Flemons informed the board that the sodium lamps recently installed on the east side of 1727 N. Rhodes St. illuminate the interior of her unit more than she finds acceptable. Ms. Davis, Mr. Donahue and Mr. Dubeau told the board that they had the same problem as Ms. Flemons. After discussion the board decided to have several members and Mr. Hedrick visit the rear of 1727 N. Rhodes after the meeting, investigate this complaint, and, if warranted, authorize Mr. Hedrick to replace the current 150 watt sodium lamps with lower wattage lamps or replace the sodium lamps with incandescent floodlights and a motion detector. Mr. Vanderlyn had three matters for the board to consider. The first was serious soil erosion near the northwest corner of Building Four. This was due to missing, malfunctioning or poorly designed control of drainage from downspouts. The board requested that Mr. Hedrick have Hix & Sons and PCM include this area in their bids. The second involved sidewalks and concrete stairs, which were breaking up. The board requested that Mr. Hedrick survey the extent of these problems and report back. The third was to amend CVIII's by-laws to add a nonvoting member to the board to represent CVIII's tenants. Mr. Vanderlyn felt this was a good idea given that tenants occupy more than half of CVIII's units. The board discussed this matter but took no action.

Reading and Approval of Minutes: Minutes of the 20 December 1999 meeting were approved without change.

Reports of Officers:

None.

Committee Reports:

Storm Drainage: Mr. Bodden informed the board that he has not yet found a civil engineer to advise the board on the proposals by Hix and PCM, but he remains confident that he will find such a person in the near future. The board engaged in further discussion of Hix's and PCM's bids. The board requested that Mr. Hedrick seek the assistance of the civil engineer (once one is found) in locating a third firm to bid on CVIII's drainage projects. The board requested that Mr. Hedrick press Hix and PCM to firm up their bids and that they include correcting the problems with the northwest corner of Building Four pointed out by Mr. Vanderlyn. The board requested that Mr. Hedrick have Mr. Kiman substitute rollup hoses for the black hoses currently being used to carry downspout drainage away from the west side of Building Two.

Management Report:

Engineer: Mr. Kiman submitted his monthly report to the board. This report is available at the CVIII office for unit owner review. Mr. Kiman reported that there were no leaks

and that roofs were clear of seasonal debris. Mr. Kiman reported that he had painted an additional twenty shutters and will continue to paint shutters as weather permits. Given inclement weather Mr. Kiman will occupy himself with painting basement hallways of buildings containing laundry, storage and trash rooms.

December Financial Update: Mr. Hedrick reported that as of the end of December CVIII had a year-to-date operating deficit of \$6,695.56 and that this deficit was subject to revision given end of year reconciliation of accounts by CMI and CVIII's auditors.

Details of the December financial are available for review by unit owners at the CVIII office. Mr. Hedrick reported that with the approval of Mr. Weis \$60,000 was removed from CVIII's Chase Manhattan money market account. This \$60,000 was used to purchase six \$10,000 twelve month CDs yielding 6.86% from BB&T. A motion to approve the purchase of these CDs was made, seconded and approved by a 5-0 vote.

Credit Cards: Mr. Hedrick informed the board that Pete Mechak said that CMI does not accept credit cards as a means of paying condo fees. The boards asked Mr. Hedrick to forward to Mr. Mechak CVIII's request that CMI begin to do so.

Correspondence: Mr. Hedrick brought to the board's attention a letter from a unit owner residing at 1728 Queens Ln. to a resident of 1732 Queens Ln. complaining about noise and a letter Mr. Hedrick wrote to the owner of the unit in question at 1732 Queens Ln. requesting that she have her tenant cease disturbing other residents. Mr. Hedrick reported that this problem seemed to be resolved. Mr. Hedrick brought to the board's attention a letter from residents of a unit at 1817 N. Rhodes St. requesting reimbursement for a towing charge. This matter was discussed in executive session.

Historic Review Board Applications: Mr. Hedrick reported that the Design Review Committee (DRC) of the Historic Review Board (HRB) approved the installation of sodium lamps on the east side of 1727 N. Rhodes St. at a meeting on 5 January 2000. This approval required that the DRC be provided with information about the strength of these lamps, the installation of deflective hoods, if necessary, and painting electrical conduits a color described as architectural bronze. Mr. Hedrick informed the board that he has submitted CVIII's proposal to remove five hemlocks and three spruces to the DRC. This proposal will be considered at the DRC meeting scheduled for 2 February 2000. Mr. Hedrick asked that one or more board members be delegated to accompany him to this meeting. Mr. Hedrick informed the board that the DRC would most likely require replacement of these trees.

Old Business:

CVCSA Dissolution: Mr. Hedrick informed the board that Whiteford, Taylor and Preston has sent him the legal documents necessary for the dissolution of the Colonial Village Community Services Association. Mr. Hedrick informed the board that the legal act of dissolution requires a meeting of the presidents of CVCSA's seven member organizations at which these documents are to be signed and that he is attempting to organize such a meeting.

Landscaping: Mr. Hedrick informed the board that CVIII's new lawn service contractor, T & J, has begun work and is currently doing winter pruning and leaf removal as the weather permits. Mr. Hedrick informed the board that Brickman has requested to be allowed to complete warranty replacement work in order to receive the \$2,556 that CVIII is withholding. Mr. Hedrick informed the board that he has granted Brickman's request

and continues to withhold these monies until the warranty work is completed satisfactorily. Mr. Weiss reminded Mr. Hedrick that Brickman planted the wrong bushes in the parking lot. The board requested that Mr. Hedrick add installation of the correct bushes as an additional requirement for the release of the \$2,556 being withheld. Mr. Hedrick informed the board that McFall/Berry has not replaced the juniper on the east side of the parking lot because it still has not found a tree that is as large as those next to which it is to be planted. The board requested that Mr. Hedrick have McFall/Berry buy the largest currently available juniper, deliver the tree and CVIII would have T & J do the planting and transplanting.

Window Wells: Mr. Hedrick informed the board that trash and debris had been cleaned out of all window wells

New Business:

None.

Executive Session: The board discussed a request for reimbursement of a towing fee and matters dealing with delinquent assessments.

The meeting adjourned at 9:25pm.

Call to Order:

With a quorum present the meeting was called to order at 9:40pm in the courtyard between 1727 N. Rhodes St. and 1829 Wilson Blvd. Present at that time were Peyton Palmore, President, Dennis Gerrity, Secretary, Joe Sifer, Director and George Hedrick, Association Manager.

Sodium Lamps:

The board reconvened at this location to consider residents' complaints that newly installed sodium lamps on the east side of 1727 N. Rhodes St. emitted too much light. The board came to the conclusion that the residents had a legitimate complaint. Having examined lower wattage sodium lamps at another location in Colonial Village and found them too bright, the board decided to replace the sodium lamps with incandescent spotlights and a motion detector. A motion to take this action was made, seconded and approved unanimously

The next board meeting is scheduled for 7:00pm on 23 February 2000 in the conference room in the CMI office at 1903 Key Blvd.

The meeting adjourned at 9:45pm.