

**Minutes
Colonial Village III
Board of Directors Meeting
15 May 2000**

Call to order:

With a quorum present the meeting was called to order at 7:05pm. Present at that time were Peyton Palmore, President, Michael Bodden, Vice President, Corbin Weiss, Treasurer, Dennis Gerrity, Secretary, and Joe Sifer, Member-at-Large, unit owner Michael Adamio, Maintenance Engineer Stan Kiman, and Association Manager George Hedrick.

Resident Forum:

Mr. Adamio commented on the increasing cost of cable television service in Arlington, and inquired about residents installing satellite dish antennas capable of capturing digital transmission services such as DirecTV. Mr. Hedrick advised the Board that historic preservation considerations precluded the installation of dish antenna outside individual units. Mr. Adamio suggested the installation of a master antenna that could provide service to interested residents of CVIII. This antenna could be located out of sight behind the parapet of a building, and, thus, meet historic preservation requirements. Mr. Hedrick advised the Board that this alternative might be possible, but it would involve CMI as a collection agent for the transmission service. Mr. Hedrick advised the Board that CMI would charge a fee to do this, and this would most likely eliminate the financial benefit of installing a master antenna. The boards discussed the matter, and left open the possibility that residents of an individual building could club together to contract with a digital television service and avoid historic preservation problems by hiding an antenna behind the parapet of their building's roof. Billing arrangements would be a matter between subscribing residents in the building and the satellite transmission service.

Reading and Approval of Minutes: Minutes of the 17 April 2000 meeting were approved without change.

Reports of Officers:

None.

Committee Reports:

None.

Management Report:

Engineer: Mr. Kiman reported that nothing unusual occurred during his day-to-day maintenance activities since the last board meeting. Mr. Kiman informed the Board that he had completed painting the wooden exterior portions of the garages and would begin painting the exterior sides of building doors and wrought iron railings on 16 May 2000.

April Financial Update: Mr. Hedrick reported that as of the end of April CVIII had a year-to-date operating deficit of \$4,341. Mr. Hedrick attributed this deficit to expenditures for tree maintenance previously approved by the Board, which accrued during the month of April. Details of the April financial report are available for unit owner review at the CVIII office.

Old Business:

Brickman Warranty: Mr. Hedrick presented the Board with Brickman's counter offer to the ultimatum the Board issued in March. After discussion, a motion to accept Brickman's counter offer was made, seconded and approved unanimously. This amounted to deducting \$1242 from the \$3,674 Brickman invoiced CVIII at the end of 1999. This \$1242 represented a credit for ten arborvitae that were smaller than the warranted trees they were used to replace and twelve plants of the wrong variety which were planted along the edge of the parking lot.

Landscaping: Mr. Hedrick provided the Board with an update on the following landscaping projects:

- **Summer Annuals:** After consultation with T & J, red and white begonias have been selected for sun-exposed annuals, and blue and white impatiens have been selected for summer shade flowers.
- **Tent Caterpillars:** The tent caterpillar problem has been dealt with.
- **Purchase of New Trees and Plants:** Orders have been placed for the purchase and installation of three October Glory Maples, seven yews and three nandinas.
- **Transplanting Existing Trees and Plants:** Orders have been placed to transplant an arborvitae in the parking lot area and transplant a nandina from the Wilson Blvd gate area to the front of 1801 Queens Ln.
- **1724 Queens Ln.:** An order has been placed to trim and shape the magnolia in front of 1724 Queens Ln.
- **1816 and 1817 Queens Ln:** New mulch beds have been constructed around the magnolias located in front of 1816 and 1817 Queens Ln.
- **Tree Removal:** A bid has been requested from Bartlett Tree Experts for the removal of the dying spruce located in the southern courtyard on Queens Ln.

Storm Drainage Project: Mr. Hedrick informed the Board that a fifth firm, East Coast Bldg. Services Inc., has bid on CVIII's storm drainage project. Mr. Hedrick informed the Board that Thomas Downey, Ltd., CVIII's consulting engineers for storm drainage work, has requested prospective contractors to expand their bids on Building Two to allow for piping storm runoff under 1725 Queens Ln. to a storm sewer located in front of that building.

New Business:

Brick Retaining Walls: Mr. Bodden brought to the Board's attention deteriorating brick retaining walls along the ramps leading to the laundry rooms located in 1808 and 1809 Queens Ln. Other members of the Board pointed out brick window wells located at 1735 N. Rhodes and elsewhere that also needed repointing. The Board asked Mr. Hedrick to solicit bids to repair the brickwork at these locations and to survey CVIII for other instances of this problem

Hallway Renovations: Mr. Hedrick presented the Board with an estimate of \$60,200, or \$2150 per building, to replace carpet and paint hallways in CVIII. Mr. Hedrick said that this estimate was based on the cost of similar work recently done in CVI and CVII. The Board did not address this information.

Parking Garage Survey: The Board discussed what many of CVIII's residents consider to be the community's number one problem, the lack of parking. Because Arlington County seemed unwilling to restrict parking on N. Rhodes St. on twenty-four hour-a-day bases to vehicles with Zone 4 stickers, the Board decided to survey CVIII's residents and nonresident owners on the possibility of constructing an underground parking garage where CVIII's parking lot is located. This garage would have one space for each unit, that is to say, 172 vehicles, and several additional spaces. All parking would be below ground and the above ground surface of this garage would be a park. The cost of this garage would be between \$20,000 and \$30,000 per parking space. The construction of the garage would be financed by a bank loan taken out in the condominium association's name and secured by the Board's ability to assess fees. Related to this matter, Mr. Hedrick brought to the Board's attention a letter he received from **Mr. Arnold Levine**, a resident owner in CVI. In his letter, Mr. Levine pointed out that there were three different widths for street parking spaces in Colonial Village. Those on Key Blvd. are 93 inches wide; those in the 1700 and 1800 blocks N. Rhodes St are 96 inches wide; and those in the 1900 block of Rhodes St. are 77 inches wide. Mr. Levine argued forcefully that the narrow parking spaces marked out in the 1900 block N. Rhodes St. serve little purpose. The spaces are so narrow that it is difficult to park without damaging cars in adjacent spaces. Consequently, some people deliberately take two spaces to protect their vehicles, and the narrower spaces produce no extra parking space. To solve this problem, Mr. Levine suggested making all spaces on N. Rhodes St. 93 inches wide. Spaces lost in the 1900 block would be regained in the 1700 and 1800 blocks of N. Rhodes St. The Board briefly discussed Mr. Levine's letter.

Executive Session:

A motion made, seconded and approved unanimously to go into executive session for the purpose of hearing a brief report from Mr. Gerrity on a seminar on Community Association law given by CVIII's law firm, Chadwick, Washington. The Board also briefly discussed correspondence from Mr. Hedrick to Chadwick, Washington with respect to delinquent assessments.

The next Board meeting is scheduled for 6:30pm on 19 June 2000 in the conference room in the CMI office at 1903 Key Blvd.

The meeting adjourned at 8:00 pm.