

**Minutes
Colonial Village III
Board of Directors Meeting
18 December 2000**

Call to order:

With a quorum present the meeting was called to order at 6:30pm. Present at that time were Peyton Palmore, President, Michael Bodden, Vice President, Corbin Weiss, Treasurer, Dennis Gerrity, Secretary, and Joe Sifer, Member-at-Large, Maintenance Engineer Stan Kiman, and Association Manager George Hedrick.

Proof of Notice of Meeting:

All unit owners in attendance acknowledged the timely receipt of notice of this meeting.

Resident Forum: No one spoke.

Reading and Approval of Minutes: Minutes of the 20 November 2000 meeting were approved without change.

Reports of Officers:

President: Mr. Palmore reported that he attended the Colonial Village Holiday party held on the 13th of this month and that it was a worthy event, meriting the attendance of more of CVIII's residents in future years.

Committee Reports: None.

Management Report:

Engineer: Mr. Kiman reported that no unusual maintenance problems occurred during the last month and that, in addition to his day-to-day responsibilities, and given the dictates of weather, he continued to work on sanding and painting exterior wrought iron rails and painting common basement areas.

November Financial Update: Mr. Hedrick reported that as of the end of November CVIII had a year-to-date operating surplus of \$1482.84. Details of the November financial report are available for unit owner review at the CVIII office.

Correspondence: Mr. Hedrick brought to the Board's a letter from a resident unit owner **complaining about noise from emanating from a party held on 11 and 12 November 2000 in a unit at 1813 Queens Ln.** Mr. Hedrick informed the Board that he wrote the owner of this unit a letter in which he detailed this complaint, asked that this problem not occur again, and warned of monetary sanctions if it did. Mr. Hedrick brought to the Board's attention a letter from a resident unit owner **complaining about a Honda Prelude (Virginia Tag YXS 2010) that is frequently parked near the intersection of Wilson Blvd. and N. Rhodes St and has a very sensitive and noisy anti-theft alarm.** After a brief discussion, the Board asked Mr. Hedrick to notify this unit owner that even if this vehicle was owned by a CVIII resident there was nothing the Board could do about its noisy alarm so long as it was parked on a public street, and that their best source of relief from this nuisance was the Arlington County Police Department. Mr. Hedrick brought to the Board's attention a letter from **Ms. Tanya Flemons**, resident unit owner of unit #230 at 1829 Wilson Blvd., requesting permission to install wooden floors in her unit. After discussion, a motion to approve Ms. Flemons' request to install wooden floors, subject to her providing the Board with written permission from Drs. Gentry and Coutin who own several units located beneath her unit, was made, seconded and approved unanimously.

Old Business:

Reserve Funds Study: Mr. Hedrick brought to the Board's attention an updated version of Mr. Douglas White's study of CVIII's Reserve Accounts in which Mr. White showed the effects of 2% and 4% rates of inflation and earmarking interest income from these accounts. The Board put off discussion of this updated version of Mr. White's study until its January meeting.

Storm Drainage Project:

Mr. Hedrick brought to the Board's attention a bid of \$9250 from the Alpha Corporation to provide plan and profile drawings with hydraulic calculations, which are required by Arlington County as part of applications for permits that Hix & Sons must have to construct the storm drainage project the Board approved at its 19 June 2000 meeting. Given that Hix's bid to do this project was \$56,069, members of the Board were taken aback by the cost of these drawings, and, after discussion, the Board asked Mr. Hedrick to write Alpha Corporation and ask for an explanation in detail of how this \$9250 was going to be used to produce these drawings.

Landscaping Update:

T&J Lawn Service: Mr. Hedrick reminded the Board that it had directed him to withhold a monthly payment from T&J because the Board was not satisfied with the job T&J was doing trimming bushes and shrubs. Mr. Hedrick told the Board that T&J was currently working in Colonial Village and asked for the authority to release this payment to T&J once he was certain that they had completed the fall pruning in a satisfactory manner. After discussion, a motion authorizing Mr. Hedrick to release this payment to T&J when he was satisfied that they had completed pruning bushes and shrubs was made, seconded and approved unanimously. In addition, Mr. Hedrick was asked to see that T&J removed seasonal debris that had collected in the sunken lawn located in front of 1728 Queens Ln. Mr. Hedrick was questioned about the status of the sedum that T&J was supposed to plant at the entrance of 1729 Queens Ln. Mr. Hedrick said that T&J would plant this sedum in the spring of 2001. **Fall Tree Maintenance:** Mr. Weiss reviewed with the Board a bid of \$6975 from Bartlett Tree Experts to cut back, trim and prune numerous large trees in CVIII. This bid also included removing several "hemlocks" located in front of 1729 Queens Ln and applying of dormant oil spray where necessary and treating an infested hemlock and all of CVIII's azaleas with Merit insecticide. After discussion, a motion to approve Bartlett's bid was made, seconded and approved unanimously. In response to a question from the Board, Mr. Hedrick said that he continued to withhold a payment of about \$4000 from Bartlett until they remove three mounds left over from the removal of trees in front of 1805 Queens Ln. **Perennials:** In response to a suggestion from the Board, Mr. Weiss asked Mr. Hedrick to set up a meeting with a representative of T&J to discuss planting perennials such as forsythia, daffodils, tulips, and day lilies. This would both improve the appearance of CVIII and reduce expenditures on annuals.

Holiday Party: A motion to approve the expenditure of an additional \$10 on this year's Holiday party was made, seconded and approved unanimously.

New Business:

Holiday Gift: After discussion, a motion to give Mr. Hedrick a Holiday gift was made, seconded and approved unanimously.

Executive Session:

A motion was made, seconded and approved unanimously to go into executive session, during which the Board discussed matters related to delinquent assessments.

The next Board meeting is scheduled for 6:30pm on 15 January 2001 in the conference room in the CMI office at 1903 Key Blvd.

The meeting adjourned at 8:00 pm.

