

**Minutes
Colonial Village III
Board of Directors Meeting
19 March 2007**

Call to order:

Mr. Nicoll brought the meeting to order at 6:57 P.M., and called the roll of Colonial Village III's Board of Directors. Eric Nicoll, president; Michael McGregor, vice president; Kevin Haley, treasurer; Dennis Gerrity, secretary; Cheryl Concelman, member at large, answered present. Charlie Clark, CVIII unit owner; maintenance engineer Stan Kiman; and association manager David McPherson were also present at that time.

Proof of Notice of Meeting:

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

Reading and Approval of Minutes:

Mr. Nicoll moved that the minutes of the 19 February 2007 board meeting be approved without change. Mr. Haley seconded this motion, and it was approved unanimously.

Open Forum for CVIII Owners:

Mr. Clark, resident owner of unit #255 at 1817 N. Rhodes St., told the board that he would like permission from CVIII's Unit Owners Association to replace the metal entry door for his unit with a six-panel wooden door made of fir. This door would be supplied and installed by Hodges and Co. He said the lockset and knocker assembly on his existing door would be transferred to the new door and the exterior of the new door would be painted the same color as the existing door. After discussion, Mr. Nicoll moved that the board approve Mr. Clark's request to have a fir replacement unit entry door installed in his unit. Mr. Haley seconded this motion, and it was approved unanimously.

Correspondence from Owners:

Unleashed Dogs: The board reviewed email from a resident of Building Two in which she said her allergies to dogs were aggravated by the attentions of overly friendly dogs running unleashed in common areas of CVIII. The board asked and Mr. McPherson agreed to post notices on common area bulletin boards reminding residents that both CVIII's Bylaws and Arlington County Ordinances require that dogs be leashed when present in common areas. **Gate Locks:** The board reviewed email from Dave Schmidt, a resident owner at 1728 Queens Lane, informing it of weather related and other problems with the electronic locking systems for the Wilson Blvd. and north gates. Mr. Kiman told the board that there had been problems with these locks and he was doing his best to keep them operational.

Local Real Estate Development: 1800 Wilson: Mr. Nicoll told the board that a modification of Condition 49 of the Site Plan for 1800 Wilson was approved at the 26 February 2007 Arlington County Board meeting. This modification commits 1800 Wilson's developer, the Holladay Corporation, (and any subsequent owner) to securing off-site parking at a parking garage between Troy Street and Oak Street near Wilson Boulevard for a restaurant at 1800 Wilson at a rate of one space per six seats for the number of seats exceeding 42. If a lease for off-site parking expires, then the developer (and any subsequent owner) agrees to one or a combination of the following actions within ninety days: (i) secure spaces in another parking garage between Troy Street and Oak Street near Wilson Boulevard; (ii) additional spaces for exclusive use of the restaurant's patrons at a rate of one space per six seats will be secured within the existing garage; (iii) the developer (and any subsequent owner) shall pay on a monthly basis Arlington County the current market rate for each parking space until proof of an executed lease for additional parking is provided. Mr. Nicoll said that he asked and the Arlington County Board agreed to include in this modification of Condition 49 a requirement that eleven parking spaces in 1800 Wilson's garage set aside for retail use be available to this restaurant's patrons free of charge. Mr. Nicoll said he told the County Board that CVIII felt that no modification of Condition 49 would be best, but CVIII's board

decided not to oppose this modification because the strength of the conditions in the version of Holladay's request for a modification of Condition 49 being considered at that meeting constituted a permanent guarantee that there would be off-site parking for a restaurant with more than forty-two seats at 1800 Wilson.

2000 Wilson: Mr. Nicoll told the board that a site plan for 2000 Wilson, a condominium to be built on land currently occupied by Dr. Dremo and Taco Bell, was also approved at the 26 February 2007 Arlington County Board meeting. Mr. Nicoll told the board that there was no change in Condition 52 of the Site Plan for 2000 Wilson. Condition 52 gives residents of Colonial Village preferences to lease twelve parking spaces in the visitor's section of 2000 Wilson's garage and limited overnight use of the retail section of 2000 Wilson's garage.

Wilson School: Mr. Haley updated the board on the Arlington County Public School System's proposal to sell the Wilson School located at the intersection of Wilson Blvd. and N. Quinn St. and the efforts of the North Rosslyn and the Radnor/Fort Myer Heights Civic Associations to preserve the Wilson School Building and the open space on its site by asking the Arlington County Historic Affairs and Landmark Review Board (HALRB) to designate the school a historic site.

Reports of Officers:

See pending and new business.

Committee Reports:

See pending and new business.

Management Report:

February Financial Update: After making allowances for errors and omissions in the February income and expense statements, Mr. McPherson said CVIII had a year-to-date operating surplus of \$4,601.04 as of the end of February 2006. Details of the February financial report are available for unit owner review at the CVIII office.

Maintenance:

Mr. Kiman said there had been no unusual maintenance problems during the last month.

Pending Business:

Replacement Roofs: Mr. McPherson informed the board that Pioneer Roofing had installed Sarnafil membranes on the roofs at 1813 and 1821 N. Rhodes St. and 1728 Queens Ln. Masonry repairs, which included replacing missing bricks, tuck pointing where necessary, and replacing the wash-cap on the "Dental" courses of decorative brickwork immediately below parapets, still had to be done. Installing new copper caps on the parapets, scuppers and downspouts also remained to be done. Mr. McPherson told the board that he, Mr. White and Mr. Kiman would make sure these remaining phases of replacing these three roofs were done correctly.

Masonry Renovations: Mr. McPherson informed the board that Mr. Douglas White of Thomas Downey, Ltd., the consulting engineering firm hired by CVIII to act as project manager for masonry renovations, had obtained proposals from four firms to renovate portions of the masonry on the north and west exterior sides of Building Four. These bids were: Culbertson, \$78,591; Consolidated Waterproofing, \$82,171; Commercial Waterproofing, \$86,750; and Historic Restoration, \$149,400. In a letter accompanying these proposals, Mr. White recommended that CVIII accept Culbertson's proposal because it was the low bid and "they have always done good work." Members of the board expressed concerns about the firmness of these bids. Mr. McPherson said that each bid contained a \$5,000 allowance for unexpected work and he did not expect much difference between prices specified in these firms' proposals and their final bills. After discussion, Mr. Nicoll moved that the board accept Culbertson's proposal of \$78,591 to renovate portions of Building Four's brickwork. Mr. Haley seconded this motion, and it was approved unanimously. Mr. McPherson recommended and the board agreed to start this project by the beginning of May assuming Culbertson had a crew that was available at the time. To make sure that residents of Building Four advanced notice of the noise and dust pollution generated by these masonry renovations,

Mr. McPherson and the board agreed that notices of this work be mailed to them, hung on their door knobs and posted on their common area bulletin boards.

Verizon Fiber-Optic Licensing Agreement: Mr. McPherson told the board that Daniel Streich, a lawyer with CVIII's law firm, Chadwick, Washington, had rewritten Verizon's proposed licensing agreement so that it would only authorize Verizon's engineering staff to determine how close to individual units fiber optic cable could be installed in CVIII's common areas without actually entering units. Mr. McPherson said that he had forwarded Mr. Streich's revision of this proposed licensing agreement to Verizon's legal department, but he had not received a response from Verizon as of the start of this meeting. The board reviewed Mr. Streich's revision of this agreement and asked Mr. McPherson to provide it with Verizon's comments on it as he received them. Members of the board would then forward their questions and comments on Verizon's response to Mr. Streich's draft so that a final draft of this licensing agreement would be ready for the board to vote on at its April meeting.

Landscaping: The board approved the landscaping committee's proposal to spend approximately \$400 to have McFall and Berry supply and install annual flowers around each of the seven pear trees in front of 1737 Queens Ln.

Storm Drainage: The board asked Mr. McPherson for an update on the status of a contract CVIII had signed in 2006 with Somerset Landscaping to construct a fifty-four cubic foot drywell in front of 1735 N. Rhodes St. to help manage storm drainage from this building's roof. Mr. McPherson said that Somerset had constructed a twenty-seven cubic foot drywell, only half the specified capacity, at this location. Mr. McPherson said that he expected Somerset to return to CVIII to complete this project within the next several months.

Meter Bank Housing: The board asked Mr. McPherson for an update on its request for a report from a licensed electrician on the state of repair of the metal box that houses the electric meters and main circuit breakers serving units in 1813 N. Rhodes St. Mr. McPherson told the board that CVII was having an electrician inspect all such boxes on its property and he could have this electrician inspect 1813 Rhodes' meter bank for about \$200 if so authorized by the board. The board authorized him to have this inspection made.

Security Lighting: The board reviewed a proposal from Contemporary Electric Services, Inc. to install one double-floodlight fixture with motion sensor near the top of the southeast corner of 1805 N. Rhodes St. and one double-floodlight fixture with motion sensor near the top of the southwest corner of 1804 Queens Ln. for a total of \$1800 to deter peeping tom incidents and other illegal activity in the courtyard behind these buildings. Mr. Nicoll moved that the board approve Contemporary's proposal to install these floodlights with motion sensors. Mr. McGregor seconded this motion, and it was approved unanimously. The board noted that the installation of these floodlights required the approval of Arlington County's Historic Affairs and Landmark Review Board (HALRB). Mr. Gerrity agreed to submit them to the HALRB.

Executive Session:

Mr. Nicoll moved that the open session of this meeting be adjourned, and the board and Mr. McPherson convene in executive session for the purpose of discussing delinquent assessments and due process procedure with respect to the enforcement of CVIII's Bylaws and Rules and Regulations. Ms. Concelman seconded this motion, and it was approved unanimously at 8:15 P.M. Mr. Kiman joined the executive session at 8:25 P.M. at which time the board, Mr. Kiman and Mr. McPherson discussed personnel matters.

April 2007 Board of Directors Meeting:

The next board meeting is scheduled for 7:00 P.M. on Monday, 16 April 2007, in the conference room in the CMI office at 1903 Key Blvd.

Adjournment:

Mr. Nicoll moved that this meeting be adjourned. Mr. Haley seconded this motion, and it was approved unanimously at 8:45 P.M.