

**Minutes
Colonial Village III
Annual Meeting
16 October 2006**

Call to order:

With a quorum of unit owners voting by proxy and in person of 26.992%, the meeting was called to order at 7:03 P.M. Present at that time were Eric Nicoll, president; Michael McGregor, vice-president; Melissa Bailey, treasurer; and Dennis Gerrity, secretary. Also present were unit owners Michael Brooks, Mahmoud Ghannam, Linda Johnson, Larry Poe, David Reizes, Charles Vanderlyn, maintenance engineer Stan Kiman, and association manager David McPherson.

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 17 October 2005 Annual Meeting be approved without change. Mr. McGregor seconded this motion, and all approved it except Melissa Bailey, Michael Brooks, Linda Johnson, Larry Poe, David Reizes, and Charles Vanderlyn, who abstained because they did not attend that meeting.

Unit Owners Forum:

Park Benches: Mr. Vanderlyn thanked the board for replacing six park benches located along Rhodes St. He described the three remaining older benches as “eyesores” and asked why they had not been removed. The board said removing these three older benches was on Mr. Kiman’s list of things to do. Mr. Reizes suggested and the board agreed to consider installing benches at several locations in the Queens Lane courtyards. **Storm Drainage Cleanout:** Mr. Vanderlyn requested an explanation for the presence of an orange safety cone on the lawn in front of 1812 Queens Ln. The board said that this safety cone served to warn residents of a hole in the lawn due to a missing storm drainage system cleanout. The board noted that Mr. McPherson had been asked and agreed to have this cleanout replaced. **Street Light:** Mr. Vanderlyn told the board that a street light adjacent to 1801 N. Rhodes St. was not operating properly. The board said that it would ask Mr. McPherson and Mr. Kiman to verify maintenance responsibility for this light and then follow up on its repair. **Trash Room:** Mr. Vanderlyn asked and the board agreed to have Mr. Kiman adjust the spring-loaded hinges for the trash room door at 1808 Queens Ln so that it closed securely. **Landscaping:** Mr. Vanderlyn thanked the board for landscaping improvements in front 1801 N. Rhodes St., saying that they improved the effectiveness of nighttime lighting in front of this address as well as its appearance. **Laundry Room Fans:** Mr. Vanderlyn thanked the board for installing exhaust fans in laundry rooms. He said they improved both the comfort and safety of residents who used them. **Property Management:** Mr. Brooks asked the board how often it reviewed the performance of CMI, CVIII’s property management firm. Mr. Brooks said that he had no specific complaints about CMI, but he felt that it was a matter of good business practice for the board to not only review CMI’s performance annually but also to seek bids from other property management firms on a regular basis. The board said it was very much aware of the size and importance of CVIII’s contract with CMI and it discussed CMI’s performance as part of its normal agenda. The board said that soliciting meaningful bids from other property management firms was a complex process. The board noted that CVIII’s contract with CMI generated economies of scale because CVIII shared CMI as property manager with the other three Colonial Village Owners

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2005 2004 2003 2002 2001 associations and this made going it alone difficult to justify in terms of cost. Mr. Mahmoud encouraged the board to seek proposals from other property management firms on a regular basis regardless of whether or not it did so in association with other Colonial Village boards. Mr. Mahmoud said this had been a regular practice during the six years he served on CVIII's board during the 1990s, and it helped keep CMI on its toes and the fees it charged CVIII low during that period. Mr. Nicoll assured these owners that the board considered putting CVIII's property management contract out for bid on a regular basis and that it would remain under active consideration in the future. **Aggressive Dogs:** Mr. Reizes told the board that his problems with the aggressive behavior of dogs had improved somewhat. Rather than three dogs, he was primarily concerned about the behavior of one dog — a rottweiler whose owner allowed it to go unleashed in common areas of CVIII. Mr. Reizes said that CVIII's Bylaws, which was his contract with the board, made the board responsible for the safety of common areas, but the board, with its repeated suggestions that he contact Arlington County authorities when he felt threatened by a dog, was in effect saying that his safety in common areas of CVIII was his problem to solve, and he would not accept this as the correct solution to his problem. Mr. Reizes said the next time this rottweiler or any other dog charged him or his own dog in a common area of CVIII, he would file assault charges with the Arlington County police and the Animal Welfare League and he would have his lawyer sue the board. **Rhodes Street Parking Restrictions:** Ms. Thompson asked for an update on Rhodes Street Parking Restrictions. The board explained that Arlington County had approved CVII and CVIII's petition that vehicles that do not have Zone Four stickers be prohibited from parking in the 1700 block of N. Rhodes St. between the hours of 8:00 A.M. to midnight Monday through Friday and between 5:00 P.M. and midnight on Saturdays and Sundays, and these expanded hours of restriction had been in effect for several months. CVI was working on a petition for similar restrictions for the 1900 block of N. Rhodes Street. However, there weren't enough cars without Zone Four stickers parking on the 1800 block of Rhodes to justify a petition for further restrictions for that block. The Board said this situation would likely change after CVI's petition is approved, and CVIII would then be able to organize a successful petition to extend restrictions for cars without Zone Four permits parked on the 1800 block of Rhodes St. **Gates and Locks:** Ms. Thompson asked the board to consider activating the locks on building entrance doors as an alternative to the locks on the Wilson Blvd. and North gates. The board said that it had approved activating the locks on the Wilson Blvd. and North gates to deter trespass and associated vandalism by residents of Rosslyn Heights and other communities north and east of CVIII who used the Queens Lane walkways as shortcuts to and from Wilson Blvd. and the Courthouse neighborhood. Locking individual building entry doors would do nothing to deter these trespass and vandalism problems. However, if all residents of a given building asked that their entrance door lock be activated to accept their laundry room key, then the board would consider granting their request if a way could be worked out to guarantee the Post Office access. Ms. Thompson also suggested that if building entry doors were locked, then call-up boxes would be installed at the front door of each building for guests, deliveries and tradesmen. Mr. Ghannam said such a system had been considered fifteen years ago but it had not been pursued because of its \$60,000 price tag. Mr. Ghannam suggested that such a system would be a good long-term project for the board to consider. **Lawns:** Mr. Ghannam expressed concern about the condition of CVIII's lawns and the presence of weeds in mulch and ivy beds. The board said that it had been economizing on lawn maintenance and renovation to help pay for landscaping renovations. Mr. Ghannam said that CVIII's lawns were one of its best assets. He encouraged the board to budget and spend the funds necessary to keep CVIII's lawns in good shape. Mr. Ghannam suggested that the board consider installing an underground sprinkler system as a long term improvement for CVIII. **2007 Budget:** Mr. Ghannam

complimented the board on the budget it was proposing for 2007. He said it demonstrated the board's commitment to CVIII being an attractive and economical place to live in the long run.

Reports of Officers:

None.

Management Report:

None.

Committee Reports:

None.

Election of Members of the Board of Directors:

Mr. Nicoll explained the requirements of the CVIII By-Laws with respect to the election of members of the board of directors. **Inspectors of Election:** Unit owner Melissa Bailey and maintenance engineer Stan Kiman were appointed inspectors of the election of members of CVIII's board of directors. **Candidates for Election to Board of Directors:** Mr. Nicoll said that there were two vacancies this year, both for full three-year terms on the board. The names of Cheryl Concelman, Laura Hagg and Kevin Haley appeared as candidates on the proxy statements distributed prior to this meeting. Mr. Nicoll asked if anyone else present was interested in standing for election to the board, and if so, to please step forward. No one did. **Election Results:** Given the required quorum, Ms. Concelman and Mr. Haley each received more than 50% of the common interest voted by proxy and in person at this meeting. Ms. Concelman and Mr. Haley both received more votes than Ms. Hagg. Therefore, Ms. Concelman and Mr. Haley were elected to three-year terms on CVIII's board of directors.

Election of Officers:

Mr. Nicoll moved the election of officers of CVIII's current board of directors on an acting basis until all five board members were present and voting at the same meeting as follows: Eric Nicoll, president; Michael McGregor, vice president; Kevin Haley, treasurer; Dennis Gerrity, secretary; and Cheryl Concelman, member-at-large. Mr. Gerrity seconded this motion, and it was approved unanimously.

2007 Budget:

Mr. Nicoll reviewed the third draft of CVIII's operating and reserve budgets for 2007 prepared by Mr. McPherson. He explained that the board had focused its attention on reducing a projected \$297,685 deficit in reserve accounts for the period 2016-2019. The board decided to increase assessments on CVIII owners by 4.5%. This increase would cover proposed increases in CVIII's 2007 operating budget and reduce the 2016-2019 deficit by approximately 60% to \$124,417. Mr. Nicoll moved that the board approve this budget. Mr. Gerrity seconded this motion, and it was approved unanimously.

Melissa Bailey: Mr. Nicoll, speaking for all of CVIII's owners, thanked Melissa Bailey for serving on CVIII's board as treasurer during the past two years. Her good judgment was of great help to the board in dealing with many issues. As treasurer, Ms. Bailey made significant improvements in how CVIII invested its cash assets. This helped the board keep increases in assessments on owners lower than they might have otherwise been.

2007 Annual Meeting:

The date and location of CVIII's 2007 Annual Meeting will be announced in September 2007.

Adjournment:

Mr. Nicoll moved that this meeting be adjourned. Mr. McGregor seconded this motion, and it was approved unanimously at 7:45 P.M.