

**Minutes
Colonial Village III
Board of Directors Meeting
17 September 2007**

Call to order:

Mr. Nicoll brought the meeting to order at 6:53 P.M., and called the roll of Colonial Village III's Board of Directors. Eric Nicoll, president; Kevin Haley, treasurer; Dennis Gerrity, secretary; and Cheryl Concelman, member at large, answered present. Association manager David McPherson and maintenance engineer Stan Kiman were also present at that time. Michael McGregor, vice-president, arrived at 7:17 P.M.

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 20 August 2007 board meeting be approved without change. Ms. Concelman seconded this motion, and it was approved with Mr. Nicoll, Mr. Haley, Ms. Concelman and Mr. Gerrity voting aye, Mr. McGregor not present.

Open Forum for CVIII Owners:

No one was present to speak.

Correspondence from Owners:

The board reviewed a letter from a resident owner of a unit in Building Three concerning dogs. This resident suggested that CVIII build a fenced dog park in the wooded area CVIII owns north of the bike path. This resident further suggested that dog owners be assessed an annual fee to support this park and mitigate the damage they do to CVIII's landscaping. The board noted enforcement issues, public safety concerns, and the need to get permits from Arlington County to build such a park. After further discussion, the board decided this proposal merited further discussion. The board asked and Mr. Gerrity agreed to post this letter on CVIII's website and attach it to posted drafts of these minutes along with requests for comments from CVIII's residents and owners. Mr. Nicoll said that he would put discussion of a dog park on the agenda of an upcoming board meeting. (Please see the attachment to these minutes.)

Reports of Officers:

See pending and new business.

Committee Reports:

See pending and new business.

Management Report:

August Financial Update: After making allowances for errors and omissions in the August income and expense statements, Mr. McPherson said CVIII had a year-to-date operating surplus of at least \$20,716 as of the end of August 2007. Details of the August financial report are available for unit owner review at the CVIII management office.

Maintenance:

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

Pending Business:

Replacement Roofs: The board asked Mr. McPherson for an update on the status of replacement roofs for 1813 and 1821 N. Rhodes St. and 1728 Queens Ln. Mr. McPherson said that Pioneer Roofing still had not completed masonry work associated with replacing these roofs and the interiors of three new skylights still had to be clad. The board also noted that sections of the new copper caps installed by Pioneer Roofing on parapet copings had not been

properly fastened together and also had not been properly fastened to parapets. The board asked and Mr. McPherson agreed to continue to withhold final payment to Pioneer for this project until all work was completed to CVIII's satisfaction.

Masonry Renovations: The board and Mr. McPherson reviewed the status of masonry renovations at Building Four. Mr. McPherson told the board that several damaged bricks had to be replaced and some clean-up work remained to be completed. Mr. McPherson told the board that CVIII would not be charged for \$10,000 worth of tuck-pointing that had to be redone and that CVIII would have to find a new engineering firm to serve as project manager for future masonry renovations. The board decided to address further masonry renovations and a new consulting engineering firm in early 2008.

CVIII's 2007 Annual Meeting: Mr. McPherson and the board reviewed preparations for CVIII's 2007 annual meeting scheduled for 7:00 P.M. on Monday, 22 October 2007. The board asked and Mr. McPherson agreed to follow CVIII's past practices for procedures and documents. Mr. McPherson said that, subject to the board's approval, he would distribute a "Call for Candidates" to CVIII owners with a deadline of October 2nd for interested owners to declare their candidacies.

Verizon Fiber-Optic Cable: Mr. McPherson informed the board that negotiations with Verizon were at a stalemate. Verizon did not want to begin installation of fiber optic cable and related equipment in common areas of CVIII until it had received permission from 100% of CVIII's owners to wire their units. In the case of first floor unit owners, this permission would include allowing Verizon to use a chase in one of their closet walls to install fiber optic cable that would service the second floor unit directly above. Mr. McPherson said the Verizon was offering CVIII's Owners Association \$125 for every unit owner it got to sign an agreement to allow Verizon to install fiber optic cable and related equipment in their unit. After discussion, the board asked and Mr. McPherson agreed to inform Verizon that, while it had given Verizon permission to use common areas of CVIII to route fiber optic cable to individual units, it did not feel it was appropriate for CVIII's Owners Association to act as an intermediary in business transactions between individual unit owners and Verizon. The board asked and Mr. McPherson agreed to suggest that Verizon consider offering incentives directly to CVIII unit owners to encourage them to allow Verizon to install fiber optic cable and related equipment in their units.

1716 Wilson Boulevard: Mr. Gerrity informed the board that a third Site Plan Review Committee (SPRC) meeting on "1716 Wilson Boulevard" — an 114,000 sf office building proposed for a site bound by the 1700 blocks of Wilson and Clarendon Blvds. — is scheduled for mid-September. A number of design and transportation issues still have to be resolved before the SPRC will refer this proposal to the Planning Commission. Mr. Gerrity told the board that the developer is still working with representatives of Colonial Village to address the latter's concerns about the impact of this building on neighborhood parking after 6:00 P.M.

New Business:

Parking Garage: Mr. Nicoll suggested that the board explore the idea of building an underground parking garage under CVIII's existing parking lot. In discussion, members of the board were in agreement that an on-site parking facility was the only way CVIII could guarantee each unit owner an assigned parking place twenty-four hours a day. Members of the board were also in agreement that there were many issues related to financing and constructing this garage that would have to be resolved before a proposal to build it could be presented to CVIII's owners. A member of the board pointed out that such a garage had been considered five years ago by a previous board, but the proposal was tabled because of the inherent difficulties of building a garage in a confined space surrounded by residential buildings and estimates of high construction costs. After further discussion, the board decided to first explore ways of financing such a garage, and if prospects for financing seemed reasonable, the board would then consider design and construction aspects of such a garage.

CVIII Meeting Room: Mr. Nicoll asked the board to consider remodeling the storage room in the basement in 1821 N. Rhodes St. so that it could be used as a meeting room for CVIII residents. The board's reactions to this suggestion were mixed. One member said that this storage room should be converted into a unit and sold. The proceeds from its sale and its annual condo fees could be used to help defray CVIII's reserve and operating expenses. Another said that CVIII did not have enough storage space and converting this storage room to some other use would only worsen a bad situation. Others expressed concerns that if this storage room was converted to a meeting room, then it would be used for parties, and this would lead to problems with rowdy behavior and traffic. The board agreed to further discussions on how make best use of this storage room.

Parking Lot Maintenance: The board asked and Mr. McPherson agreed to obtain proposals to seal cracks in the surface of CVIII's parking lot with hot tar and then coat the lot's entire surface with sealant. This proposal would include restriping individual parking stalls and painting the curbs of fire lanes yellow as needed.

Speed Bumps: The board discussed complaints from residents that motor vehicles were entering and leaving CVIII's parking lot at unsafe speeds. As a possible solution to this problem, the board asked and Mr. McPherson agreed to obtain proposals to install speed bumps in the vicinity of the east end the driveway serving CVIII's parking lot.

Trash Service Contract: Mr. McPherson asked the board to approve a three-year contract with Thompson Hauling. The board told Mr. McPherson that it wanted to see this contract before voting on it. Mr. McPherson said that he would provide the board with copies of the contract prior to its October 22nd meeting.

Recycling: Mr. McPherson told the board that it was his understanding that Arlington County would soon be requiring recyclables to be sorted by different types of materials prior to drop-up at its waste facilities. Mr. McPherson said that an example of these new requirements would be the need to separate glass, plastic and metal containers from one another before the county would accept them. Mr. McPherson advised the board that this expansion of the county's recycling program could lead to higher fees for trash service.

Pet Waste Cans: Mr. McPherson asked the board to consider the installation of trashcans dedicated for pet waste at strategic locations in CVIII. Mr. McPherson suggested that the presence of such cans would encourage pet owners to clean up after their pets. The board told Mr. McPherson that it would take this suggestion under advisement.

Garage Downspouts: The board asked and Mr. McPherson agreed to obtain multiple bids to replace the four copper downspouts that were recently stolen from the front of the garage. The board noted that the original downspouts were stolen with such ease that, given the high price of copper, their replacements were likely to suffer the same fate, and it would wise to get the lowest price possible for the replacements.

Public Safety and the Rhodes Street Pedestrian Bridge: Mr. Haley informed the board that vagrants were living under the Rhodes Street pedestrian bridge. He said this area was littered with empty beer and liquor bottles, a variety of personal belongings, and a mattress. He recommended that that chain link fencing be installed to secure this area and improve public safety for residents of CVIII. Members of the board asked for an opportunity to inspect this area before asking Mr. McPherson to request proposals to install these fences. Mr. Haley agreed to their request.

Maintenance Engineer's Annual Review:

The board told Mr. Kiman that he had provided CVIII with commendable service as maintenance engineer during the past year. The board, speaking for all of CVIII's owners and residents, thanked him for this service and expressed the desire that his good working relationship with the community would continue in the future.

2006 Audit Statement: Mr. McPherson provided the board with the 2006 audit of CVIII's finances prepared by CVIII's accounting firm, Geimer, Ehrlich & Gross, P.A., and asked the board to authorize Mr. Nicoll to sign the "representation" letter for this audit. Members of the board told Mr. McPherson that this meeting was the first time that they had seen this audit statement and they would like some time to review it before taking any action based on it. The board asked and Mr. Nicoll agreed to put it on the agenda for the board's October meeting.

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 delinquent assessments. Ms. Concelman seconded this motion, and it was approved unanimously at 8:05 P.M.

CVIII's 2007 Annual Meeting:

CVIII's 2007 annual meeting is scheduled for 7:00 P.M. on Monday, 22 October 2007, in the conference room in the CMI office at 1903 Key Blvd. Registration will begin at 6:45 P.M.

October 2007 Board of Directors Meeting:

The October board meeting is scheduled to immediately follow CVIII's 2007 Annual meeting scheduled for 7:00 P.M. on Monday, 22 October 2007, in the conference room in the CMI office at 1903 Key Blvd.

Adjournment:

Mr. Gerrity moved that this meeting be adjourned. Mr. Nicoll seconded this motion, and it was approved unanimously at 8:15 P.M.

A CVIII unit owner has made the following proposal for a dog park in the wooded area owned by CVIII located north of the bike path. If you have comments or suggestions on this proposal, please give them to the board in person at an upcoming board meeting (you are always welcome) or through email sent to colonialvillageiii@hotmail.com.

Proposal for a CVIII Dog Park

Over the last couple of years the conversion of unused CVIII property into a dog park has been discussed. It would seem that over time this idea has lost its appeal perhaps due to other CVIII capital projects. I would like to resurrect this idea for the following reasons:

- 1) It has recently been brought to my attention by a dog owning neighbor of mine that there appears to be a growing animosity between CVIII dog owners and CVIII residents non dog owners that perhaps do not particularly like free running dogs.
- 2) In spite of written appeals from the CVIII Board that dogs on CVIII common property are required under CVIII bylaws to be leashed (i.e. controlled) there seems to exist a contempt of these bylaws (and Arlington County ordinances) by a significant number of dog owners.
- 3) CVIII has the appearance of “going to the dogs” which is not terribly attractive to perspective CVIII buyers, visitors, and residents.
- 4) CVIII’s outdoor common areas have taken a beating during this summer’s drought. The combination of dog urine, which tends to ‘burn’ grass, and the running of both people and dogs on our lawns have only exacerbated their poor condition.
- 5) There is a tendency of dog owners to congregate on a regular basis in front of the same buildings day after day. The ruckus can be quite annoying over time.

CVIII is a community for everyone and rather than allowing negative feelings to fester and grow I think that the issue of ranging dogs should be addressed rather than ignored. I believe that the construction of a fenced in, lighted, and locked dog park is a positive approach to this growing issue. The benefits of a dog park I believe would deal with all of the issues that I have raised above.

I do not know what this vacant CVIII property looks like but I don’t think that CVIII’s dog population would particularly care. In fact it need not even be seeded as the dog parks that I have seen have been rather muddy. (I would volunteer my efforts in the physical labor if this project is adopted.)

To support this project and help to mitigate the damage done to CVIII’s lawns I propose assessing dog owners an annual per dog fee.