

**Minutes
Colonial Village III
Annual Meeting
13 October 2009**

Call to order:

With a quorum of unit owners voting by proxy and in person of 31.864%, the meeting was called to order at 6:54 P.M. Present at that time were Eric Nicoll, president; Cheryl Concelman, vice president; Kevin Haley, treasurer; Dennis Gerrity, secretary; and Charlie Clark, member at large. Unit owners Anthony Anikeeff, Michael Brooks, Justine Browne, Tanya Flemons, Amanda Hunt, Linda Johnson, Shirley McAlhaney, Larry Poe, David Reizes, and Shelly Seaver; and acting general manager Sonya Rainey were also present at that time. Others present at that time were Richard Donahue and Magali Poe.

Proof of Notice of Meeting:

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

Cheryl Concelman:

Mr. Nicoll informed those attending that Cheryl Concelman was completing a three-year term as a member of CVIII's Board of Directors effective this meeting. Mr. Nicoll, speaking for all of CVIII's owners and residents, thanked Cheryl for her good counsel and for the time and effort she devoted to making CVIII a pleasant and affordable place to live.

Reading and Approval of Minutes:

Ms. Concelman moved that the minutes of the 20 October 2008 Annual Meeting be approved without change. Mr. Clark seconded this motion, and it was approved unanimously.

Unit Owners Forum:

Ms. Hunt said that staggered Property Management Office hours as a convenience to residents with busy schedules had been suggested at the 2008 Annual Meeting. She asked if progress had been made in implementing that suggestion. The board said Legum & Norman (L&N) had agreed to extended office hours in their contract with Colonial Village. Ms. Rainey said that L&N had instituted extended office hours informally, but they had been put on hold because of personnel issues. Ms. Hunt noted that, for the second year in a row, CVIII's parking lot had been closed for maintenance, and no mention of where alternative nighttime parking was available had been included in the notices. The board and Ms. Rainey apologized for whatever inconvenience might have been caused by not including mention of off-site parking locations in notices of the closure of CVIII's lot. Ms. Concelman said that two parking spaces designated for handicapped use in the 1800 block of N. Rhodes St. were not being used on a regular basis. She suggested that Arlington County be asked to make them available to all Zone 4 permit holders. Mr. Anikeeff said that, based on his own experience, handicapped parking spaces might not be used all the time, but they were of great assistance to those with mobility issues. Mr. Anikeeff said notice of when board meetings were held and the agendas for these meetings would be greatly appreciated by nonresident owners. The board said that dates, times and location of board meetings and their agendas were available on three separate pages on CVIII's website. Mr. Anikeeff complimented the board on its efforts to maintain CVIII as an attractive and affordable place to live. Mr. Donahue complained that comments he made at the board's August 2009 meeting about the danger that unleashed small dogs posed to residents of CVIII were not reported accurately in the minutes of that meeting. Mr. Brooks said that there were several residents who kept two dogs in their units and this was a violation of CVIII's By-Laws, which allows residents to keep only one small domestic pet in their unit. Mr. Brooks said that charcoal grills that were not being used were being left on CVIII's grounds in violation of CVIII's By-Laws. Mr. Brooks

asked that they be removed. The board asked and Ms. Rainey agreed to have Mr. Kiman remove them. Mr. Brooks said that residents were blocking the aisles of the storage rooms with their bicycles and other possessions in violation of CVIII's By-Laws and the Arlington County Fire Code. The board asked and Ms. Rainey agreed to post a notice on bulletin boards and storage room doors advising residents that they could not leave their personal belongings in storage room aisles or on top of storage cages and that such items would be removed without further notice after the fifteenth of November. Mr. Brooks asked for the location of bike storage rooms. The board said there was a large room in the basement of 1821 N. Rhodes St. with an outside door and another room in the basement of 1729 Queens Lane. Keys to these rooms could be obtained from the Property Management Office. Ms. Browne said that she was being disturbed by noisy pedestrians walking past her unit late at night. The board said that this was a problem elsewhere in CVIII and all throughout the Rosslyn-Ballston corridor, members of the board said that they had talked about this issue with the Arlington County Police who said little could be done about it. Mr. Reizes said that many of the problems discussed at this meeting were in part the result of residents not knowing CVIII's rules and regulations. The board said that CVIII's By-Laws and Rules and Regulations were posted on CVIII's website and CVIII's Property Management Office had orientation material it could give new residents. Ms. McAlhaney said that many nonresident owners had their units managed as rental properties by real estate companies and these companies did not bother to inform tenants of CVIII's rules and regulations. The board said that it was working on an updated version of CVIII's welcome brochure and it would look for other ways to make residents more aware of CVIII's rules and regulations. Ms. Seaver thanked the board for its efforts with respect to Verizon's installation of fiber optic cable in CVIII. Ms. Seaver also thanked the board for its successful efforts to expand the hours and days parking on N. Rhodes St. were restricted to residents of Colonial Village. Ms. Johnson also thanked the board for its efforts to expand the hours and days that parking on N. Rhodes St. would be restricted to residents of Colonial Village. Ms. Johnson and Ms. Browne both joined Ms. Hunt in saying that extended hours of operation for the Property Management Office would be convenient for residents who had demanding work schedules. Ms. McAlhaney asked what stickers had to be displayed on a motor vehicle so that it could be parked in CVIII's lot. The board said that valid state license plates and inspection sticker, an Arlington County decal, and a CVIII parking permit were required to park in CVIII's lot. The board asked Ms. McAlhaney to let it know if the towing company was not removing cars parked in violation of the rules and regulations for use of CVIII's parking lot.

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 for the Board of Directors. Mr. Nicoll said that there were two vacancies for three-year terms this year.

Inspectors of Election: Unit owners Anthony Anikeeff and Amanda Hunt were appointed inspectors of the election for members of CVIII's Board of Directors. **Candidates for Election to Board of Directors:**

The names of Kevin Haley and Larry Poe 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. Messrs. Haley and Poe then briefly introduced themselves to the rest of the meeting's attendees. **Election Results:** Mr. Haley and Mr. Poe both received more than 50% of the common element interest voted by proxy and in person for the meeting. Therefore,

Mr. Haley and Mr. Poe were elected to three-year terms as members of CVIII's Board of Directors.

Seating of Officers:

The board did not vote on the seating of its officers at this meeting.

2010 Budget:

Mr. Nicoll said the board was going to delay approval of CVIII's 2010 budget until its November meeting.

2009 Annual Meeting:

The date, time and location of CVIII's 2009 Annual Meeting will be announced in September 2009.

Adjournment:

Mr. Nicoll moved that this meeting be adjourned. Mr. Poe seconded this motion, and it was approved unanimously at 7:29 P.M.