

**Minutes
Colonial Village III
Board of Directors Meeting
18 April 2011**

Call to order:

Mr. Haley brought the meeting to order at 6:58 P.M., and called the roll of Colonial Village III's Board of Directors. Present at that time were Kevin Haley, President; Amanda Hunt, Vice President; Dennis Gerrity, Secretary; Laura Hagg, Member at Large; Unit Owner Eric Nicoll; General Manager Chuck Vaughan; and Assistant Manager Sonya Rainey. Mary Beth Avedesian and Mark Carrier of the B.F. Saul Company and Lauren Keenan and Jonathan Kinney of Bean, Kinney and Korman were also present at that time. Larry Poe, Treasurer, arrived shortly after the start of the meeting.

Proof of Notice of Meeting:

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

Reading and Approval of Minutes:

Ms. Hagg moved that the draft minutes of the 21 March 2011 Board Meeting be approved with one change. Mr. Gerrity seconded this motion, and it was approved unanimously, Mr. Poe not yet present.

Open Forum for CVIII Owners:

A CVIII unit owner provided the Board with details of legal issues arising from the change of ownership of a CVIII limited common element.

Correspondence from Owners:

After discussion, Ms. Hunt moved that the Board deny a unit owner's request to be reimbursed for towing fees. Mr. Haley seconded this motion, and it was approved unanimously.

Real Estate Development:

Representatives of the B.F. Saul Company informed the Board that their employer had purchased the Colony Furniture property located at the southwest corner of the intersection of Lee Hwy and N. Quinn St. They said B.F. Saul planned to redevelop this site as an eleven story "Extended Stay" hotel with 154 rooms and 96 parking spaces that would be marketed to the type of clientele that frequented Marriott Residence Inns. The hotel's front entrance would face Quinn St., and there would be shuttle service between the hotel and the Rosslyn Metro Station and Reagan National Airport. At the present time preliminary engineering studies had just begun, and applications for rezoning and a site plan had not been filed with Arlington County.

Reports of Officers:

See pending and new business.

Committees Reports:

See pending and new business.

Management Report:

March 2011 Financial Update:

Legum & Norman provided the Board with an income statement, balance sheet and related documents for the month of March 2011 showing CVIII with a year-to-date operating surplus of \$23,009 as of 31 March 2011. Mr. Vaughan noted that \$12,900 of this surplus was a one-time payment from Comcast.

Pending Business:

Masonry Renovations:

Mr. Vaughan informed the Board that Titan Restorations had gotten off to a good start tuck-pointing Building One's masonry. Mr. Vaughan said residents were removing plastic sheeting Titan had taped over windows to minimize the infiltration of dust generated by this project. Mr. Vaughan said Titan's contract with CVIII did not include installing this plastic sheeting a second time.

Tree Trimming and Removals:

Mr. Vaughan informed the Board that Merrifield Gardens had begun fulfilling its contract to prune and remove CVIII trees. Mr. Vaughan said that he expected this project to be finished in about two weeks.

Meter Banks:

Mr. Vaughan said multiple bids would be sought to replace the meter banks serving 1721, 1725, 1801, 1805, and 1817 Queens Lane.

Roofs:

The Board asked and Mr. Vaughan agreed to look for engineering or architectural firms that would have no financial interest in work it recommended to provide the Board with independent advice on major repairs and replacement of CVIII's roofs.

New Business:

Storm Water Drainage:

The Board and Mr. Vaughan discussed flooding caused by a partially blocked culvert carrying storm water drainage under the bike path and the CVIII sidewalk adjacent to it. The Board asked and Mr. Vaughan agreed to find out if Arlington County or CVIII was responsible for maintaining this culvert before having this blockage cleared.

Recycling:

Ms. Hagg said that the recycling barrels in CVIII's trash rooms were not allocated correctly for the amounts of different types of items residents were recycling. Mr. Vaughan said he would have Mr. Kiman change the labels on these barrels to correct this problem.

Executive Session:

Mr. Haley moved that the open session of this meeting be adjourned, and Mr. Vaughan and members of the Board convene in executive session for the purposes of discussing bylaw violations, delinquent assessments, and property management issues. Mr. Gerrity seconded this motion, and it was approved unanimously at 8:05 P.M.

May 2011 Board of Directors Meeting:

The May 2011 meeting of CVIII's Board of Directors is scheduled to be held at 7:00 P.M. on Monday, 16 May 2011, in the conference room in the Colonial Village Property Management Office at 1903 Key Blvd.

Adjournment:

Mr. Haley moved that this meeting be adjourned. Mr. Gerrity seconded this motion, and it was approved unanimously at 8:20 P. M.