

**COLONIAL VILLAGE I, A CONDOMINIUM  
BOARD OF DIRECTOR'S MEETING  
WEDNESDAY, APRIL 26, 2012**

**Members Present:** Geoff Schwartzman, President  
Austin Wiehe, Vice President  
Neil Chritton, 2<sup>nd</sup> Vice President  
Chuck Edwards, Treasurer  
Susan Craig, Vice Treasurer  
Janel Brattland, Secretary

**Absent:** Barbara Wiehe, Member At Large

**In Attendance:** Chuck Vaughan, General Manager, Legum & Norman, Inc.  
Sonya Rainey, Assistant Manager, Recording Secretary  
No Residents in Attendance

**I. Resident's Forum**

Representatives of B.F. Saul presented their planned proposal to build an extended stay hotel on the old Colony House furniture site. They provided renderings of the proposed site for the extended stay hotel and discussed foot traffic and the need for widening one sidewalk, egress and ingress for commercial vehicles, the parking garage for guests, landscape and amenities of the hotel and their plans for a green environment on the deck.

It was the Board's consensus that a letter of recommendation would be sent to Arlington County's Board of Planning & Development expressing the Association's agreement of the proposed site plan.

**II. Call to Order**

The regular meeting was called to order at 7:45 pm by Board President Geoff Schwartzman following a presentation from B.F. Saul representatives.

**III. Reading and Approval of Minutes**

**MOTION** *Mr. Schwartzman Motioned to approve the March Meeting Minutes as written. The Motion was seconded by Mr. Chritton and carried unanimously.*

**IV. Reports of Officers/Committees**

**Treasurer** – Presented revisions to 2011 reserves study with a spread of projects through year 2024. The revised reserve study fully funds reserve requirements from 2012 through 2016.

**Arlington Civic Federation** – Board Members stated that they had not been receiving email from the Arlington County membership committee and asked that Management follow up.

V. **Management Report**

- **Financial** - Management forwarded January and February financials electronically to the Board on March 16<sup>th</sup>; however, Board members reported not receiving the C3 reports. Management agreed to resend the reports and would begin forwarding investment statements as well.

- **Projects & Tasks**

**Parking Lot Resurfacing** – Proposals were presented for consideration.

**MOTION:** *Mr. Schwartzman Motioned to accept Dominion Paving's proposal in the amount of \$2,800 to resurface and repaint the parking lot for a timeframe in late July. The Motion was seconded by Mr. Edwards and carried unanimously.*

**TASK:** *Provide residents with options for alternative parking.*

**Roof Replacement**

**TASK:** *Ask roofing contractor to present information and roof system options at May's meeting.*

**Chimney Repair Work**

**TASK:** *Contact Paul Gessert regarding chimney specs for pricing on steel flues, copper crowns and caps for May's meeting.*

**Tuck Pointing**

**MOTION:** *Mr. Edwards Motioned to accept the tuck pointing proposal from HRI, Inc. to perform building exterior facade repairs to the rear of 2007 Key Boulevard. The Motion was seconded by Mr. Schwartzman and carried unanimously.*

VI. **Old Business**

**Insurance Update** - Mr. Schwartzman reported that he received the insurance settlement release statement which he would sign and return back to the insurance company. The amount awarded to the Association was \$96,901.47. Of this amount, the Association would pay attorney's fees along with nonroutine administrative fees for two Legum & Norman employees in accordance with the Managing Agent's contractual attachment "A" addendum.

**MOTION:** *Mr. Wiehe Motioned to approve payment for two Legum & Norman employees as specified in the directive presented by Mr. Schwartzman. The Motion was seconded by Mr. Chritton and carried unanimously.*

VII. **New Business**

**Complaint Procedure** – It was the Board’s consensus to defer consideration of revisions to the current form letter being utilized for Cease and Desist letters, but noted that Management will continue to send 1<sup>st</sup> Letter of Warnings for less egregious covenants violations to owners.

VIII. **Adjournment**

**MOTION** *With no further business, Mr. Schwartzman Motioned to adjourn the meeting at 9:13 pm to enter into Executive Session. The Motion was seconded by Mr. Edwards, and carried unanimously.*

***The next meeting is scheduled for Wednesday, May 23, 2012.***

Respectfully Submitted by:  
Approved by:

Sonya Rainey, Recording Secretary

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Janel Brattland, Secretary

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Date