

**COLONIAL VILLAGE I, A CONDOMINIUM  
BOARD OF DIRECTOR'S MEETING  
WEDNESDAY, MARCH 28, 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  
Barbara Wiehe, Member At Large

**In Attendance:** Chuck Vaughan, General Manager, Legum & Norman, Inc.  
Sonya Rainey, Assistant Manager, Recording Secretary  
One Resident

I. **Call to Order**

The regular meeting was called to order at 7:01 pm by Board President Geoff Schwartzman.

II. **Resident's Forum**

A resident who resides within the 1900 block of Rhodes Street requested that Management follow up with a service ticket placed with Dominion Virginia Power to investigate his findings of higher voltage levels being emitted from some of his electrical outlets. The resident stated that Dominion was to investigate the underground transformer serving his building.

III. **Reading and Approval of Minutes**

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

IV. **Reports of Officers/Committees**

**Treasurer** - Discussed and reported on reserve study revisions and financial statement observations.

**Landscape** - Committee reported that the landscape designer's plan was received and that spring projects would commence soon.

**Arlington Civic Federation** - Mrs. Wiehe provided a verbal report from the Civic Federation's March meeting minutes.

V. **Management Report**

- **Financial** - Management forwarded year-end financials to the Board on March 16<sup>th</sup> and reported expenses at 11% under budgeted for the year end and \$10,000 higher in the income category. January and February financials will be available before the next reporting period and may be view via the Board portal.

- **Projects & Tasks**

**Chimney Repair Work** – The vendor’s bid deadline is April 2<sup>nd</sup>. Management reported that all bids had not yet been received and would be presented during the next reporting period after review by the consulting engineer.

**Tuck Pointing** – Proposals were provided for the Board’s consideration; however, it was the Board’s consensus to conduct an evote to select a vendor following the quarterly Board President’s meeting to be held the week of April 1<sup>st</sup>.

**Exterior Painting** – Management presented four proposals from prospective vendors for the Board’s consideration.

**MOTION**      *Mr. Wiehe Motioned to accept the proposal from Renaissance Painting to paint all exterior building white trim and wood window sills as described in their proposal in the amount of \$40,000. The Motion was seconded by Mr. Chritton, and carried unanimously.*

**Roofing Update** – Management reported obtaining one roof proposal for 2007 Key Boulevard and is still seeking proposals from other roofing contractors.

VI. **Old Business**

**Insurance Update** - Mr. Schwartzman reported that a verbal confirmation was received from the attorney handling the Association’s insurance claim to recover expenses related to the 1917 Rhodes Street 2009 repair project, stating that the Association would recover a portion of the \$500,000 expensed. Once the formal letter from the insurance company was received, the amount would be disclosed to the Association.

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.

**Storage Bin Resolution & Agreement**

**MOTION:** Mr. Schwartzman Motioned to adopt the Storage Bin Resolution and Agreement as presented by Management with revisions as discussed. The Motion was seconded by Mr. Wiehe and carried unanimously.

VIII. **Adjournment**

**MOTION** *With no further business, Mr. Schwartzman Motioned to adjourn the meeting at 8:50 pm to enter into Executive Session. The Motion was seconded by Mr. Edwards, and carried unanimously.*

*The next meeting is scheduled for Wednesday, April 25, 2012.*

Respectfully Submitted by:  
Approved by:

Sonya Rainey, Recording Secretary

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Janel Brattland, Secretary

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Date