

Colonial Village I, A Condominium
Monthly Meeting Minutes
DECEMBER MEETING held January 2, 2008
January Meeting: January 30, 2008

The January CVI Board meeting was convened at approximately 7:00 PM. Present were four board members (Geoff Schwartzman, President; Neil Chritton, Vice President; Chuck Edwards, Treasurer; Michael Cardman, Director-At-Large; David McPherson, Condo Manager; and Lisa Martilotta, Secretary. One resident attended.

- 1) **January 2 meeting was called to order at 7:00pm.** The resident in attendance thanked the Board for having painted the hallways.
- 2) **Minutes** – The December minutes were approved, and will be posted for review on the CVI website (www.colonialvillageI.com) as well as in the residential building hallways.
- 3) **Officer's Report** –
 - A. **Vice President** – none.
 - B. **Treasurer** – (1) **Budget**: Reported that the budget is still experiencing about a 30-day lag due to pending bill payments. The approximate estimate for budget deficit is around \$10,000 (exact information available upon request). By the end of November, the deficit decreased about \$40,000 due to financial tightening. (2) **Landscaping**: Board approved Chuck's motion to use the \$2,000 TruGreen coupon for landscaping enhancements, which are an important contributor to property value. The cost of the basic TruGreen lawn maintenance contract came in at approximately \$1,900 below the 2008 budget; this cost savings will be applied to the operating budget (*see C, point 5*).
 - C. **Manager** – (1) Board agreed that liquid nails would be a good solution to the storage bin closure issue with regards to those that are empty. (2) Regarding the management of the asbestos, the abatement project is expected to begin March 1. (3) Chritton suggested that the storage bins in the basement areas should be raised off the floor in order to mitigate some of the destructive molding visible today. (4) Chuck suggested that a recycle bin be put in the outdoor waste shack on N. Rhodes St in order to answer the community's interest in expanding the recycling capacity. (5) Board confirmed approval previously sought via email of the TruGreen landscape contract. (6) Installment of the new laundry equipment is set for February 1, unless otherwise notified. Manager McPherson also stated his plan for cleaning up the laundry rooms before the new equipment was installed. (7) Board discussed the clogged sewers in various areas in CVI that needed to be professionally snaked (cleared out) given the overflow problem. This will mitigate the possibility that basements consequently flood. (8) State Farm \$8,000 refund check was received by the Manager. (9) Regarding water intrusion in certain underground areas identified by David, the Board agreed that it will make a concerted effort to request that Arlington County see to a solution. Board tentatively plans to draft letters to the County in order to begin a formal paper record.

D. New Business – (1) A roof and scupper leak that occurred over Thanksgiving in Unit #1909 has led the Board to take responsibility for fixing the floors inside the apartment. Price estimated less than \$5,000. (2) Food Disposal backup in a CVI Unit was thoroughly discussed regarding expenses, responsible parties, and a plan to avoid any future reoccurrences due to resident's neglect and/or mishandling.

NOTE TO CVI RESIDENTS: DO NOT PUT RICE IN YOUR GARBAGE DISPOSAL, among other things.

4) Adjournment – The general meeting adjourned, and moved into Executive Session.

Next Meeting/Annual Meeting – The January **CVI Board Meeting** will be held on **January 30, 2008 at 7:00 pm** in the CVI Meeting Room at 2021 Key Blvd.