

**COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, JANUARY 26, 2011**

APPROVED

Members Present: Austin Wiehe, Vice President
Chuck Edwards, Treasurer
Andrea Raggambi, Secretary
Susan Craig, Director
Michael Cardman, Director

Members Absent: Geoff Schwartzman, President
Neil Chritton, Vice Treasurer

In Attendance: Peter Freedman, General Manager

I. **Call to Order**

The meeting was called to order at 7:04 pm by Vice President, Austin Wiehe.

II. **Resident's Forum**

III. **Reading and Approval of Minutes**

MOTION ***A Motion was made by Mr. Wiehe, and seconded by Ms. Raggambi to approve the November Meeting Minutes as written. The Motion was carried unanimously.***

IV. **Reports of Officers**

- Newsletter – Updates to the draft newsletter are being made by management before distribution to owners and residents.
- Security Patrol Committee Needs Volunteers - So far, five (5) community members have volunteered to participate. This request will also be added to the newsletter to generate additional interest.
- Landscaping Update – Four (4) trees and seven (7) shrubs will be planted in February.
- Arlington Civic Federation (www.civfed.org) Volunteer – The Association is seeking volunteers who could rotate attendance with the other 2 condominium communities. A total of four (4) volunteers or alternates per community would provide yearly coverage for all meetings. A request for volunteers will be mentioned in the newsletter.

V. **Management Report**

Retaining New Insurance Attorney – Management made a recommendation that the Association retain the services of Steve Horvath of Trichilo, Bancroft, McGavin, Horvath and Judkins, PC, an insurance attorney, to represent the Association on the insurance claim related to the 1917 Rhodes Street foundation wall repairs.

All approved Meeting Minutes are available for viewing on the community's website at ColonialVillagei.com.

MOTION *Mr. Wiehe Motioned to approve by email to retain Steve Horvath to represent the Association on the pending insurance claim relating to the 1917 Rhodes Street foundation wall repairs. The Motion was seconded by Mr. Cardman, and carried unanimously.*

Audit for 2010 – Management recommended that the Board consider accepting Goldklang & Associates’ proposal to perform CVI’s audit and tax preparations.

MOTION *Mr. Wiehe Motioned to approve Goldklang’s proposal to perform CVI’s audit and prepare the taxes. The Motion was seconded by Mr. Cardman, and carried unanimously.*

Financial Report - Management summarized the financial variance report explaining surpluses, and items overbudgeted and underbudgeted along with reserve expenses for the month.

Building Envelope Consulting – Management recommended that the Board consider the proposal from Building Envelope Consulting for continued engineering oversight the tuck-pointing project.

MOTION *Mr. Wiehe Motioned to accept the proposal by BEC. The Motion was seconded by Mr. Edwards, and carried unanimously.*

VI. Unfinished Business

No Board Action Required

VII. New Business

Fee for late filing of leases

MOTION *Mr. Wiehe Motioned that the Board impose a \$75 fee for the late (past 30 days) filing of leases of tenants by owners. The Motion was seconded by Ms. Craig and carried unanimously.*

VIII. Adjournment


MOTION *With no further business to discuss, Mr. Wiehe Motioned to adjourn the meeting at 8:32 pm to enter into Executive Session. The Motion was seconded by Ms. Raggambi, and carried unanimously.*

The next meeting is scheduled for Wednesday, February 23, 2011 at 7:00 pm.

Respectfully Submitted by:

Andrea Raggambi, Secretary

Approved by:


Andrea Raggambi, Secretary

2/23/11
Date