

Colonial Village I, A Condominium

Monthly Meeting Minutes

MARCH MEETING held March 26, 2008

Next Meeting: April 30, 2008

The January CV1 Board meeting was convened at approximately 7:00 PM. Present were four board members (Neil Chritton, Vice President; Chuck Edwards, Treasurer; Michael Cardman, Director-At-Large; David McPherson, Condo Manager; and Lisa Martilotta, Secretary. Two residents attended.

- 1) **March 26 meeting was called to order at 7:00pm.**
- 2) **Minutes** – The February 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** – none.
- 4) **Old Business**
 - a) Landscaping -- planting starts 3/27. TruGreen is our landscaper, as a reminder.
 - b) Water/Sewer Issue -- All Plumbing (contractor) will take care of issues at 1917 Rhodes St. Board approved budget of \$13,000 for repair (proposal estimated \$11,900) leaving room for unforeseen expenditures during repair process.
 - c) Asbestos – The Board is now considering Atrium, a new option for asbestos project management in place of CEA, which unfortunately fell through. Atrium is a Virginia firm with ample experience in asbestos abatement. Board approval will be sought via email. The initial estimate Dave received from Atrium to inspect the asbestos problem is \$5,000. The Board approved this amount. Due dates for proposals is Mid-May, and June for implementation of abatement project. To more efficiently assess the quality of proposals, the Board approved holding a special Board Meeting to consider final proposals.
 - d) Laundry -- mid-April is the new date for delivery of equipment.
 - e) Verizon -- CV3 has signed up for Fios, and implementation will begin in April. CV2 will begin its Fios process in June/July. Therefore, Fios implementation in CV1 could begin around July/August right after the priority asbestos abatement project wraps up.
 - f) Riser Noise Complaint -- resident noted Board's offer to help fund solution obtained through outside contractor. No further update.
 - g) Storage Bins -- Renaissance did great job cleaning up the storage bin situation. Storage facilities' visible appearance and physical health have greatly improved making resident's storage areas safer and better organized.
 - h) Tuck Point -- Dave would like CVI tuck point repair project to coincide with the CV3 project in order to maximize the economies of scale with the contractor and save CVI

valuable resources. Dave will get engineer to come identify our issues and assess scope of price and work. Board agrees with Dave's plan to have the engineer look at all the buildings at the same time to get a realistic assessment of the scope of work.

- i) Water/Sewer problem -- Board agreed to write letter to Arlington County's contractor asking for repayment of our expenditures due to a wrongfully-installed water meter resulting in a huge bill for a sewer check-up and wasted water. We will carbon-copy the Arlington County's office given it was their advice in the first place to work directly with their contractor to seek reimbursement for unnecessary expenses.

5) New Business

- a) Quotation for Door Replacements -- Lewis cannot fix doors anymore; Dave recommended Precision doors as a good company. **NOTE TO RESIDENTS: do not prop doors open with any object. This damages the structure of the door and throws the door off its track.**

6) Adjournment

- a) The general meeting adjourned, and moved into Executive Session.

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

