

**Cambridge Courts Condominium Annual Meeting  
11/18/09**

**I. Call to Order**

Meeting was called to order at 7:31pm

**II. Quorum Count**

Board Members present: Frances McCoy, President (2501, #101); Jon Fisher (2811 #101B), Secretary; Tracy Van Duston, Vice President (2501, #201); Chuck Phillips, Member-at-large (2613, #201); Ingrid Herbert (2703 #101), and Mark Keenan, Property Manager.

**III. Proof of Quorum and Certification of Proxies.**

Mr.Keenan stated there was a quorum present based on registration of owners.

**IV. Proof of Notice**

Mr. Keenan stated that proof of notice was served by first class regular mail as the Property management company received the notice via first class regular mail at Armstrong Management Services 3949 Pender Drive, Suite 205 Fairfax VA 22030. Notice was served by personally appearing at the annual meeting and signing the register.

**V. Approval of Minutes**

Minutes of the November 12, 2008 Annual Meeting were approved by acclamation.

**VI. Reports of Officers and Board of Directors.**

Tracy Van Duston, Vice President (2501, #201) stated the goal is for Cambridge Courts to be the premier property in Arlington County due to prime location near Clarendon and access to public transportation. Jon Fisher (2811 #101B) stated the community improvements revolve on three things – water issues, new management company, landscaping ( master landscaping plan, arborists being used to properly trim trees, plan for future removals, and inventory of trees. Additional comments are this is the time for landscaping plan, bid on irrigation and watering plan. Also mentioned were energy credits for windows, appliances, and solar panels. Chuck Phillips, Director (2613, #201) stated the plans for the watering system is anticipated to be ready in late January, 2010. The system will help to preserve our mature trees and keep lawn areas effectively watered. The water used will be metered and exempt from sewer charges (which account for approximately 2/3 of a regular water bill). The system is expected to cost approximately \$40, 000. Yearly maintenance costs would be approximately \$2,000.

**VII. Reports of Committees : No reports at this time**

**VIII. Introduction of Candidates and Statements from Candidates**

**IX. Call for Nominations from the Floor: None at this meeting**

**X. Appointment of Inspectors of Election.**

Ms. Roseann Neatrour, 2407-101, and Mr. Kal Ananthakrishnan, 2501-202, volunteered for inspectors.

**XI. Election of Directors**

Frances McCoy, Ingrid Harris, and Mike Herbert elected to the Board.

**XII. Unfinished Business**

None

**XIII. New Business**

None.

**XIV. Open Forum –Owners’ Comments:**

The discussion centered around chimney sweeps, dryer vent cleaning, growth of hedges in the 2600 and 2700 building areas, FIOS installation, and water issues. The general tone of discussion gravitated to severe water concerns of sewage backups into sinks, replacements of pipes, and a restoration/replacement plan was discussed for a ten year plan for plumbing in Cambridge Courts. Final topic was doors to individual condo units.

**XV. Adjournment**

The meeting was adjourned at 8:59 pm.