

**Cambridge Courts Condominium Board of Directors Meeting
April 26, 2006**

I. Call to Order

The meeting was called to order at 7:00 after the Owners Forum. The minutes from the March 29th meeting were approved with one correction. Passed.

II. Quorum Count

Board Members present: Rosemary Gorski, President, Lorraine Bailey, Vice President, Cara Carter, Member-at-Large, and DeAnna Renko, Secretary, and Jeff Bridges, Property Manager.

III. Owners Forum

Marlene Drohan, 2813, 101: Inquired about the posting of pesticide signs when the grounds are treated. Blade Runners is required by Arlington County to post a certain number of signs without cost to CC. Jeff said the signs will be posted at the entrances to the property. It was requested that a couple of additional signs be posted in the back parking lot on the grass.

Inquired whether the update to the Covenant Committee resolution affected her as the only member of the Covenant Committee. Jeff said it would not. The update to the resolution is a result of the recent events at 2603 requiring legal counsel, and it became apparent that recent changes in condominium law required the update.

DeAnna Renko on behalf of Muriel Deming, 2511, 201, brought up several issues:

1. Reported hallway window that won't open but is not fixed. Jeff knows what is causing the problem. It's a matter of finding the correct person to repair it.
2. Non-CC residents washing their cars and looking through our dumpsters. Jeff suggested getting a license number and alerting the police that an unauthorized vehicle is on the property. Police may arrive before car wash is finished.
3. Smokers from Long Branch School using CC property to smoke. Jeff said he would call and talk with the principal. If cigarette butts are tossed into a dumpster, it becomes a possible fire hazard.
4. Odor from the flooded storage area in 2511. Jeff said that Triple State has been airing out the building and running fans. The damaged drywall has been removed and the walls have been sprayed to prevent mildew.
5. New maintenance person. Muriel introduced herself to the new man and where she lived and was concerned that he seemed to speak no English. Because of the water damage in 2511, Muriel thinks the basements should

be checked every day, as they were when George was the maintenance man. Because our on-site maintenance man is not on the property five days a week, it is not possible to check the basements every day, but Jeff said he would try to work something to ensure the basements would be checked on a regular basis.

Abby Pool, 2409: Attended as an observer. Rosemary did tell Abby that three speed bumps would be reinstalled and felt that this was a good compromise. Abby thanked the Board. See VI.3. below.

IV. Hallway Committee Report

Gary Young, 2605, 202, Del Beaulieu, 2607, 202, and John Kisko, 2601, 201, representing the Hallway Committee: Final Draft Report was submitted to the Board. It was suggested that a test case hallway be painted the recommended colors and new ceiling light be installed to get a full visual affect before proceeding. The entry door into building 2605 would also be painted with the Board approved color. Bldg. 2613 was suggested as the test case hallway since the first floor ceiling will need to be repaired and painted because of water damage. The Committee also presented a possible window treatment to enhance the hallway windows on the second and third floors. May 20 is the timeline for completing the work on the test hallway so that the Board will have time to see the changes before the May 25 Board meeting.

V. Budget

The association is showing a net loss of \$9,688.33 for the month, due primarily to Utilities expenses and net income of \$1,796 for the year to date. The operating account is showing a negative cash balance of \$707.

There are no delinquent accounts requiring Board action at this time.

VI. Administrative Items

1. Handbook: Jeff will have a sample draft of the handbook at the May Board meeting.
2. Exterior painting: **Motion was made to rescind the proposal by AMS for the exterior painting of the doors and canopies and to accept the proposal by Dolan. Lorraine, VP, abstained. Passed.**
3. Speed bumps: **Motion was made to reinstall three sets of speed bumps near 2805, 2607, and 2507. Passed.**
 - a. Jeff will post a notice in the hallways regarding the reinstallation and thank residents for participating in the survey.
4. Water leaks:
 - a. 2409, 101: Dryer vent, which extends further from exterior wall, may be the problem. Caulking required.

- i. Jeff will contact Heart, who installed several dryer vents that are too long, to conform because of the potential for water leaks.
 - b. 2511: A claim was filed on behalf of CCC for damage to the storage room. Two units have responded to ProCAM regarding damage to their storage bins. Arlington County will pay Triple State directly for the costs they incurred in cleanup and repair.
 - c. 2609, 102: Vent stacks need caulking.
 - d. 2811, 201: Leak from roof. Covered by warranty.
5. Water bill: CCC will receive credit from Arlington County for the three meters they installed in October. The meters are only a small portion of the very high water statement. If the water bill doesn't decrease, Jeff will have Triple State inspect the kitchen and toilet in each unit for leaks, and replace the flappers and whatever else is needed.
6. Crawlspace insulation: Because of inquiries of several residents, Jeff had a contractor take a look at insulating the crawlspaces. There would be two challenges: (1) getting into the spaces requiring, in some instances, access panels or breaking out the brick; and (2) attaching the insulation in small spaces. The estimate by the contractor was \$5,000 per entrance = \$85,000-\$105,000 for the job. Due to the high cost, the Board will not pursue.
7. HVAC inspection: Ongoing.
8. New roofs: The next phase of new roofs will be 2007 with each phase being 2-3 years apart. Fourteen buildings have new roofs with 20 left to be done.
9. Blade Runners: Jeff will have Blade Runners increase their frequency of cutting and pruning to 8 days during the spring growth period.
10. Tree removal at 2605: Blade Runners will remove the tree that is leaning severely and recommend a replacement.
11. Heavy-duty trash and remodeling: Jeff will draft a letter to be distributed to each unit with names of companies that will haul away heavy-duty trash (appliances, doors, furniture) and guidelines for remodeling units.

VII. Adjournment

Meeting was adjourned at 9:00 p.m.