

Cambridge Courts Condominium Board of Directors Meeting
3/26/08

I. Call to Order

Meeting was called to order at 6:31pm

II. Quorum Count

Board Members present: Rosemary Gorski, President; Lorraine Bailey, Vice President; Cara Carter, Treasurer; Jon Fisher, Secretary; John Kisko, Vice President. and Jeff Bridges, Property Manager.

III. Owners Forum

Lorraine Bailey, 2703, #102: (1) Recycling bin still missing at west end of complex
RESPONSE: Need to order one, it's not present elsewhere. (2) What caused the blackout on Monday night? RESPONSE: Fuse to transformer failed, causing transformer to blow out. Both Kelly Electric and Dominion came out to fix it as soon as possible.

Jon Fisher, 2811 #101B: (1) Moisture in wall adjoining crawlspace. RESPONSE: Triple State has not investigated this yet, they are doing a lot of work around the property already but should get on this soon. (2) Stoop at 2811 still needs to be sealed to prevent rodents from coming into ceiling. RESPONSE: Bladerunners will be doing this soon. (3) Meeting notices are not being posted each month. RESPONSE: They were posted at the beginning of the year, on the door of the meeting room, in the newsletter, and emailed to the yahoo group. We will put up another notice of the list of dates for the year, and let people know that we won't be posting these every month any more.

John Kisko: (1) Is Luis cleaning the windows? There's been a dead fly on the 2nd floor hallway window for about 2 years. RESPONSE: They should be getting cleaned quarterly; he will check with Luis on this but he has seen them getting cleaned.

Rosemary Gorski, 2807, #202: (1) Luis is still going building to building with the same dirty mop. RESPONSE: He has a package of clean new mop heads, and a bucket, and this shouldn't be happening. Jon noted that we've had persistent problems and at some point need to reassess why this is happening, and either change management or look for a different porter. Jeff will meet with him one afternoon to go over these concerns in more detail.

Anna Santos de Dios (by email): (1) Anna is awaiting a letter from Arlington County about the police request to look through our parking lot for tags. RESPONSE: Jeff will scan and send to her (2) She is awaiting details on when her ceiling will be repaired, and has not heard from the contractor yet. RESPONSE: Jeff will contact the contractor and ask them to talk to her.

IV. Minutes from the Previous Meeting

Motion was made (Jon) and seconded (Lorraine) to approve the minutes of the 2/27/08 meeting. Passed.

V. Reports from Officers

No report.

VI. Report from Committees

Landscape:

John Kisko asked what the plan is for the lawn; in some areas (2600 courtyard) it has died and looks really bad. We shouldn't spend money on the lawn if we're not going to maintain. Can we put timers on the spigots (possibly with keys) to control watering of shrubs and the lawn? We may need a splitter for each spigot to allow us to separately control watering of the lawn and the shrubs. We also need to investigate putting in an actual irrigation system that would allow us to manage this more easily and limit wasted water (also looking into maintenance costs). **Motion was made (John Kisko) and seconded (Jon) to purchase 3 simple, user-friendly timers along with 3 splitters to allow us to test out this system for the lawn (in the 2600, 2700, and 2800 courtyards), along with a few extra hoses if needed. Passed.**

Where are the gator bags? They will need to be put out again soon as trees begin to leaf out.

John Snitzer has completed plans for the front sign, and an area at the NE corner of the 2600 courtyard. The board reviewed the plans, and unfortunately there will be waterproofing work done in the area by the 2600 courtyard, so this work would have to be delayed. We will wait to schedule the 2600 work until we see how this is going. **Motion was made (Lorraine) and seconded (John) to accept "Option One" for the front sign design work, for a budget of \$1500, and \$500 for beginning with Bladerunners.**

VII. Management Report

Financial: (1) Anna asked again about the \$4.50 "audit fee" **RESPONSE:** This is the cost to set up direct deposit with our bank for condo fees. (2) Printing and copying fees ran high again. **RESPONSE:** this was due to the newsletter. (3) Extermination & pest control fees are not charged consistently every month, but we do have a set total budgeted every month. When their bills come they are sometimes late and include more than one month. (4) We have a lot of money in our money market account, and need to invest it. **Motion was made (Rosemary) and seconded (Lorraine) to invest \$75,000 in a 6 month CD at Midfirst Bank (3.3%), and \$100,000 in a 12 month CD at Private Bank and Trust (3.4%).**

Basement Water Leaks: Jeff was hoping to have the contract for the work today, but the engineer forgot to send them and will courier them to us tomorrow. He will run it by our attorney. He has met with them on some of the details already.

Noise Complaint: The board received a complaint about loud piano playing in one of our units. Our attorney recommended that in general there will always be some issues with noise transmission, and that the board should generally not get into the business of trying to regulate this where the noise is the result of a normal household activity and the complaints are being generated by a single unit. However, the attorney provided a resolution that would provide a framework to deal with noise complaints so that the procedure would be clear. The board decided to review it, send comment to Rosemary, and revisit this next month.

Hot Water Storage tank in 2805: This tank burst due to age; it has been disconnected for now and the other two remaining tanks (100 gallons each) are continuing to function. They are supposed to last 8-10 years, this one failed after 6. It costs \$3850 to replace a single tank, or \$8500 for three. The effect is just that if too many people try to take a hot shower at once the water will run out faster.

VIII. Business Items

1. Washers/Dryers: We still need to look into repairing and/or replacing there
2. Dryer Vents: The wire mesh is coming off of some of these, and birds are nesting in them. **RESPONSE:** Jeff says that in a fall walkthrough only 1 of 159 was missing. This is a unit owner expense but in the past the board voted to take this on for all units to save on money and trouble. If a unit owner has birds living in their vents, they need to pay for the removal of the birds and covering the vent on their own.
3. Request to put a window in an internal wall: A owner is doing renovations and asked permission to put a window in a wall. **RESPONSE:** This is not a load-bearing wall and has been done successfully in other units with no problems, so we can inform them that it should be OK.
4. Toilet reimbursement: We need to inform residents that if they want the \$75 credit they just need to submit a receipt and something showing that it's a low flow toilet.

IX. Adjournment

The meeting was adjourned at 8:45pm