

Cambridge Courts Condominium Board of Directors Meeting
5/28/08

I. Call to Order

Meeting was called to order at 6:30pm

II. Quorum Count

Board Members present (EDIT): Rosemary Gorski, President; Lorraine Bailey (2703, #102), member at large; Jon Fisher (2811 #101B), Secretary; Anna Santos de Dios, Treasurer; John Kisko, Vice President, and Jeff Bridges, Property Manager.

III. Owners Forum

Jon Fisher, 2811 #101B: (1) Stoop in front still needs to be sealed, along with cracking caulk to prevent access from mouse to my ceiling. (2) Christine has reported that Luis takes home the shears from the workbench area every weekend. RESPONSE: These may belong to Luis, Jeff will confirm.

Anna Santos de Dios, 2403 #202 (1) Interior basement door under 2401 is still unable to open and needs to be looked at. (2) Can we add insulation to the attic area? RESPONSE: When we redo the roofing let's add more insulation as well. (3) A mattress is out by 2401 (which our trash company won't pick up). Can we set up a dumpster for people to put in unwanted large trash? RESPONSE: We will set this up for Thursday June 26 through Monday June 30, and announce it to residents soon (along with a notice that hazardous waste needs to be disposed of separately at the Arlington County site). We will either have a roll-up dumpster or have people put stuff by the dumpsters.

John Kisko, 2601, #201 (1) Has anyone added an electrical circuit to their wiring? A stereo upgrade and living room ceiling fan have him concerned about the draw. RESPONSE: potentially yes, work with Kelly Electric or other licensed electrician.

Marlene Drohan, 2813 #101 (1) A cable box in 2400 has been open with wires exposed for many months. RESPONSE: This is common, Jeff can call them to ask it to be replaced, or at least look for a temporary cover we could use. (2) There is also a bicycle chained to the railing down there that has been there at least a week. There are more chained to 2509's railing. RESPONSE: We will add a reminder to the newsletter, and post notices to the bikes that are currently parked in the wrong places. (3) Landscaping was not done well (shrubs not sheared under windows, wavy lines on hedges were maintained rather than straightened). What happened? RESPONSE: Bladerunners did not take the recommendations agreed upon with the landscape architect, and we need to follow up to make sure that they understand for the future exactly what we want done.
Jon will email Jeff about what was not done and should have been.

Matt Becht 2603 #101 (1) When will the waterproofing be done at 2600 and 2400?
RESPONSE: the main work has been completed although Triple State needs to move some plumbing back at 2600 (this will not affect the landscaping). Landscaping Committee needs to decide what we should replant in these places. **Jon will ask committee for ideas on these areas.**

Rosemary 2807, #202 (1) paint is peeling from ceiling of 2807 and the hallway outside #201 has been heavily damaged by a recent move-in. Can we touch this up? Jon added that the banister was scraped off when AMS came in to do repairs, and Anna added that the 2403 angled ceiling was touched up with beige rather than white. RESPONSE: Luis will start doing another round of touch-up.

Lorraine 2703, #102 (1) entrance door to her building slams shut rather than closing slowly. (2) tuckpointing needs to be done on the exterior near her bathroom window.

IV. Minutes from the Previous Meeting

Motion was made (Jon) and seconded (Anna) to approve the minutes of the 4/23/08 meeting. Passed. Jeff will ask his assistant to type these up since they were handwritten.

V. Reports from Officers

Anna had a few financial questions:

- Our gas bill has been consistently higher than expected, so we may want to revisit this. **Jon will get more details about what information we need for an estimate of installing solar water heaters to save gas.** This should not affect the issue of our hot water storage *tanks*.
- We're over snow removal budget, but only b/c we are getting leftover bills from earlier in the year
- Plumbing costs are explained by the sewage leaks.
- We got a large tax refund, but the details of why will be forthcoming with our audit that is ongoing. The draft audit report had a finding we may not agree with, but since we have a new auditor the prior recommendations shouldn't be relevant in considering whether we approve the draft or not. Our current auditor requests the board approve the audit as is for 06 (at least the underlying finances, if not their interpretation) to allow them to proceed with their current audit. **Motion was made (Jon) and seconded (Lorraine) to approve the 2006 draft audit, with the following caveats: the board does not agree with the auditor's statements regarding the material weaknesses about the preparation and reporting of the association's financial transactions, the unappropriated member's equity, and the preparation of the annual budget. Passed.**

VI. Report from Committees

Landscape committee partially explained under owner's forum. We are looking at revising the plan for the front sign and will have something more concrete soon. The gator bags are still missing and will need to be found (or reordered) and filled. Jeff will have Luis look once more to find them so that the committee can put them out.

VII. Management Report

Water Leaks & Foundation Repairs: There is still some minor dampness in 2605, but we could use a waterproofing material to help ensure it doesn't enter the basement (possibly Luis could do this). There is still a hole in the basement floor of 2705 where some water is seeping up (which leaked into an adjoining unit), that needs to be somehow filled (possibly with concrete). We should also consider installing sump pumps in all basements or at least problematic basements (\$250 for pump and installation) to deal with possible future leaks. Let's try this in 2503 and 2705 and see how it works, as well as capping the remaining toilet that has not been capped. **Motion was made (Jon) and seconded (Lorraine) to approve \$2,000 to repair the valleys on either side of the dormer of the 2403 roof. Passed.** We will also get additional bids for entirely replacing the roofs, prioritize which other roofs need replacing, to ask them to include the cost of adding new insulation as part of the roof replacements, and to also estimate the cost of properly insulating the roofs that have already been replaced.

Hot Water Tank Replacements: We would like a comparison of whether the proposed replacements are the same as what they're replacing, or essentially the same. If we can get tanks which are better insulated and get them elevated off of the ground, we lean towards replacing all 3.

VIII. Business Items

1. Topic: **Motion was made (Rosemary) and seconded (Anna) to reimburse Matt Becht for his damaged property caused by sewage backup in the storage area of 2409, for a total of \$422.95. Passed (one abstention by Lorraine).**

IX. Adjournment

The meeting was adjourned at 8:45pm