

Cambridge Courts Condominium Board of Directors Meeting  
March 25, 2009

- I. Call to order  
Meeting was called to order at 6:30pm
  
- II. Quorum Court  
Board Members present: Rosemary Gorski, President (2807, #202), Frances McCoy (2501, #101) Anna Santos de Dios, Treasurer (2403, #202) Tracy Van Duston, Member-at-Large and note-taker for this session (2501, #202) and Wayne McCreedy, Property Manager.
  
- III. Owners Forum: Charles Phillips: watering of plants, replacement of white board fences and mail boxes. Inquired about the history of Cambridge Courts. Denchfield Landscaping progress was discussed.  
  
Leslie Brown: Plastic fencing: the orange plastic fencing by Dominion. We are not sure where Dominion is with the repair. The broken fence is now repaired. She also inquired about how needed repairs are being reported. The façade at 2801 has a crack. Inquired about replacing toilets with low flow, we are still offering the rebate.  
  
Request from Daniel Dotson: Email by dated March 4, 2009 to Armstrong. Request for reimbursement of \$1,200 to fix plumbing problem. Mr. Dotson has not submitted pictures and the receipt for repair. This is on hold until he furnished further information. Armstrong to contact Mr. Dotson to provide missing information.  
  
The Basement door in 2401 still is not closing, Armstrong will contact JP Janitorial.
  
- IV. Minutes from the Previous Meeting: **Motion was made (by Frances) and seconded by Anna, to approve the minutes of the 2/25/09 meeting. PASSED unanimously.**
  
- V. Reports from Officers. No reports.
  
- VI. Reports from Committees: Landscaping. Mowing will begin in April. Flyers requesting residents to scoop doggie poop will be posted.
  
- VII. Management Report: Reserve study to be held off for a little while and the roof and the plumbing lines estimates have been received so the reserve study will be up-to-date. Storage bin rental. Armstrong inquired if how we charge for them. It's only \$10 p/m on the storage bin. Anna proposed that we look at raising the rate to \$15 for 2010. We are not sure if who had paid in advance

or arrears for 2009. Rosemary will contact Ed Felker to verify the payment status.

Financial Analysis: We discussed opening a savings account to keep (first trust savings account) savings and operating separate. Armstrong will open a savings account.

Invoices: Cole Roofing \$4,970 for snow removal; and AMS Restoration Services for \$1,925 for repairs to ceiling. **Motion to approve was made by Rosemary, seconded by Anna, PASSED unanimously.**

Invoice: Belfor Invoice for \$3,878.29 is to be turned over to our attorney, it is the position of the BOD that the association is not responsible for the damage to the interior of the unit. The attorney is to advise the board whether or not to pay the Belfor invoice and to also advise owner that we are not responsible for damage to the interior of the unit. Belfor is on hold for further discussion.

Financial Report by Armstrong discussed. Armstrong reviewed how to read the income statement. Armstrong answered questions regarding the cash accounts. A 100k CD is reaching maturity on 4/2/09. Armstrong is to send us their weekly CD rate sheet. Millennium Bank has had the best rates here recently for Associations.

Fire Protection: Fire alarm and stem pipes for annual inspection, cost \$935 by East Coast Fire Protection. **Tracy moved that we approve for inspection, Anna Seconds. Motion PASSED Unanimously.**

Resident Handbook. Lots of small changes have been recommended. Tracy needs to review. We will vote via e-mail in the next few weeks. We can mail to absentee owners. Hand deliver to owner occupied.

#### VIII. Old Business.

Pest Control: Our former exterminator has not yet accepted our proposal for a negotiated settlement for a portion of our final bill.

Sherlock: Confirmed that the \$35 is the amount for a special visit, an additional \$20 p/m for 3 visits for scheduled units.

Dog issue: We have not heard from the owner

Utility Management Services, Inc.: Has proposed reviewing our electricity cost. There is no cost to the Association for the analysis. UMI will, if there is a benefit that we have them negotiate with Dominion for a lower rate. Motion by Frances to Approval, Tracy seconds, motion passes unanimously.

Water: Water usage discussed. Armstrong recommends that we look at H2Options, have them do a free assessment soon.

- IX. New Business: We are to look into Fannie and Freddie Mac's recent changes regarding ratios of owner/investor ratios for condominium occupancy.

Waiver of last fee for account b92605020101, **motion to waive fee and other like request for Jan 2009 shall be approved. Motion by Anna, second by Frances, motion PASSED.**

Account b92607 0302 01, is in arrears, Armstrong is going to try to contact the resident to contact owner, if this fails, this matter will be turned over to legal to begin the collection process.

- X. Adjournment.

Meeting adjourned at 8:50 p.m.