

Cambridge Courts Condominium Board of Directors Meeting
7/25/07

I. Call to Order

Meeting was called to order at 6:32pm

II. Quorum Count

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

III. Trash/Recycling Problems

Paul Williamson and Guy Huttline from CSI (Con-Serv Industries) came to the meeting to address the problems we have been having with our trash and recycling. For example, last Tuesday recycling was not picked up despite being full. Residents have noticed this several times. They indicated that one driver who we've had problems with has been replaced. If there is ever a Tuesday where it is not picked up (usually late morning), we should call Jeff who will contact them to have it picked up. They can provide better stickers for our bins so that they will all have the correct guidance.

There is also inconsistent guidance on the recycling guidelines. The different bins have different labels. They advised that it is all single-stream (meaning newspaper and container bins are the same), and that even if recycling is not bagged it can still be recycled. Their website should be improved soon which will provide better guidance, but we can follow Arlington County's guidance.

IV. Owners Forum

Marlene Drohan, 2813 #101: (1) Board meeting was not posted in the hallways, which are supposed to be up a week in advance. RESPONSE: Jeff forgot to give them to Luis on time. (2) The notices also stay up for 2-3 weeks.

RESPONSE: Typically he will take them down the next time he has new ones to put up, but will not make a special trip for them. (3) Bladerunners was here on Saturday, but only trimmed every other bush. They should be shearing the hedges (not all the shrubs).

RESPONSE: Christine noted that she tried to provide updated instructions to Bladerunners, but that they would not take directions from her. Ideally, Jeff would let her know when they come out, and she can provide updated info. There will not be a static set of constant instructions.

Tina Ponce 2509, #301 (1) Interior painting was done sloppily, she missed some spots, and there was some brown paint on the white railing RESPONSE: Jeff will be doing one more walkthrough with them to check on any remaining touch up that needs to be done (2) Outside A/C units of 2509 has had paint spilled on the new wood. RESPONSE: Luis will sand the paint off of the wood by the A/C. The paint job is guaranteed for two years,

so if there is peeling we can report it. (3) The water problem (exploded boiler) was apparently due to the welding related to the shutoff being done improperly. We should not have to pay for the repairs if it was someone else's mistake. RESPONSE: Jeff will look into this to make sure we're not being improperly billed. (4) The meeting schedule should be on the website. RESPONSE: The meeting times/dates are already online; we will try to make it easier for residents to find.

Christine Smythe 2607 #103 (1) She spoke to the plumbers, they had put in a small section of pipe, welded it, and it burst. They then fixed it with a very different pipe configuration. She was concerned that the repairs should have been done properly the first time. They were sweeping the water into a hole that drains to the boiler room (rather than a drain), which kept the basement and walls very wet the next day. She also does not get cold water. RESPONSE: Our boilers are old and the rooms are hot b/c there's no circulation. Jeff will check with the plumbers as to the improper cleanup of the water. (2) 2603 has another plumbing issue (concrete conduits, and copper pipe leaking above washing machine). RESPONSE: Plumbers were recently on the property to address this, and sent a camera through our concrete conduits that connect the buildings. We only have a problem when it rains, so the pipes appear not to be leaking. Hopefully the camera will reveal the problem. (3) new door put in does not work with the old keys. RESPONSE: Jeff will have the lock lubricated. (4) Lampost in 2403 still seems to be loose.

V. Minutes from the Previous Meeting

Motion was made (DeAnna) and seconded (Jon) to approve the minutes of the 6/27/07 meeting. Passed.

VI. DeAnna's Last Meeting

We all thanked DeAnna for her several years of service on the board, and had some vegan chocolate cake to celebrate. We also gave her a star-shaped paperweight as a thank-you gift.

VII. Reports from Officers

No report.

VIII. Management Report

Repairs to Ms. Katson's unit: Ms. Katson signed the release that our new legal counsel prepared, and accepted a check this evening.

Verizon FiOS: Our attorney will revise their contract to make the language more protective of the condominium, and make sure that our concerns are addressed (picking crown molding and having it painted, not removing existing cable and phone lines, etc.)

Plumbing Inspections: Rosemary called triple state and asked the woman there to provide some prices for low-flow fixtures/installations. She was given a price for a Toto brand of \$525, but if we get 48 units to participate, for \$380 they will remove the old one,

install the new one, and dispose of the old unit. Cara reported that for \$250 including installation and removal, Jeff paid about \$300 for a Toto. We would like to move on this quickly, so Jeff will ask for better pricing and try to get a date set.

Sealcoating: How will we know if the residents do not move their cars out of the lot? The principal has simply asked that we do so, Jeff will call to find out if they plan to tow and put that in the reminder. DeAnna had concerns about her moving date on the 9th, we discussed a few options and DeAnna will talk to the movers.

Reserve Project: What concrete replacement is planned? Just a few sections here and there (e.g. in the well outside of 2811 #101B), some curbs and stoops, etc.

Façade Leaks: this keeps coming up, should we be doing more to prevent this? We had an inspection a few years ago from an engineer, and we spent about \$40,000 having this work done. Unfortunately, there are leaks forming in areas that have not been repaired yet and were not previously noted as problematic. We will need another inspection to identify additional areas that will need fixing. We may need to do some façade work in place of roof work since the roofs have been fine so far.

Hot Water: DeAnna reported that water takes a long time to heat up (even though her building – 2411 – has a hot water heater in it), but most other residents have not experienced this (Gary sent Jeff an email to complain about this). A recirculating pump was replaced last year which fixed the problem in that building, Jeff will have Triple State check the plumbing in the affected units (also including 2607).

IX. Financial Report: Rosemary noted that there is a CD that does not mature until 5/13/12, Jeff will check to see if this is a typo (hopefully it is).

X. Report from Landscape Committee

Results from Arborist Site Visit: We spent about two hours on the property with the Arborist and discussing our landscape with him. He had two recommendations that would require action.

1. For roughly \$1000 he thinks he could remove most of the dead small trees and very noticeable dead branches remaining on the property, to improve aesthetics.
2. Our plants are drying out, and dying as a result. We need to figure out a way to get our plants the water they need, hopefully without too much expense.

Our recommendations are:

1. We should get Luis to fill gator bags on the trees that need them for now, and this might be a good job for him to do on an ongoing basis (but not do additional watering). Jon can mark the trees that will need bags on the map, at least one tree (in 2811) already has a bag, others will need to be purchased.
2. For a comprehensive watering solution, we believe that we should investigate the cost of a professionally installed commercial irrigation system, as well as the cost of a homemade version using drip hoses and timers that residents could install. Since this will take time, until that has been done we recommend putting the hoses back accompanied by a memo to residents asking for help watering shrubs, but noting that a) we are working

on a more permanent solution and b) water costs are high so they should not water the lawn.

Jeff will have Luis put hoses out by the end of the week and hopefully Triple State can turn on the water as well.

Jon and the committee will work on a memo to residents to be posted and sent to the yahoo group.

The committee will work on providing some recommendations for the trees on city land and trying to convey them to the county in hopes that they will be able to do some of the work. Jeff indicated that the response is usually good.

XI. Business Items

1. Greening your condo meeting:

Rosemary attended the meeting and was mostly disappointed in the info provided. We will look into the cost of solar water heating. Jon will email Jeff with the questions we need answered so we can get an estimate for how much this would cost and how much we could save.

2. Yahoo Group

Some residents have asked for the condo web page to link to the yahoo group for Cambridge Courts. The board has some concern about visitors to the web site being linked to possibly negative information about the condo. One alternative would be to have an email contact for the listserv manager, rather than a direct link to the listserv. Another option would be to see if the listserv could be made viewable only to registered users (UPDATE: the group IS only visible to registered users). Jon will check with Allison about these options.

XII. Adjournment

The meeting was adjourned at 8:55pm.