

WESTERLIES COUNCIL OF CO-OWNERS
Minutes of Board Meeting

September 18, 2012

Call to Order

President Charles Walley called the regular meeting of the Board of Governors to order in the Safeway grocery store at 7:07 PM.

Board members present:

Chuck Walley, President
Chris Rossillo, Vice-President
John Sterling, Treasurer
Nancy Ploss, Member at Large

Service providers present:

Camellia Fries, Portfolio Manager from GHA Community Management

Approval of Agenda

A motion was made by to approve the meeting agenda as presented. The motion was seconded and passed unanimously by the Board.

Owners and Residents Forum:

Peggy Sas, 1851: She is looking for remuneration due to an incident in July where her car was towed while she was away on vacation. The reason from Dominion Towing was her car was inoperable. It had a flat. Numerous calls were made by Camellia Fries on behalf of the board and Ms. Sas, but Dominion will not refund the fine of \$225. For this, Ms. Sas is looking for remuneration from The Westerlies. After a discussion by the Board, a 3-1 vote awarded \$225 to Ms. Sas.

Additionally, over the weekend, Ms, Sas fell on a sidewalk near the swimming pool and wants to know if the master insurance policy will cover her injuries. Camellia would contact our lawyers and insurance company to get more information.

Nancy Ploss, 1847: She was made aware of a small gap in her roof due to the installation of the new roof. Also, Ms. Ploss brought a complaint from Courtyard 5, reporting the area "is a mess." This info will be passed on to Mr. Darling.

Review/Approval of Previous Meeting Minutes:

After a motion and seconded, the minutes from the August 21, 2012 Board of Governors meeting were approved without amendment.

Reports

Management Report by Camellia Fries:

The Commonwealth of Virginia requires all condominium unit owners associations to institute a "complaint policy." A new law, taking affect October 1, 2012 requires us to establish reasonable procedures to resolve

written complaints from the members of the association or other citizens. Additionally, the new law requires the association to institute a process of receiving and following up on the written complaints.

Final water infiltration work to be completed tomorrow (9/19). American Restoration reported the exterior caulking they agreed to do is complete.

Treasurer report by John Sterling:

August monthly income: \$56, 172, expenses: \$87,414. This is skewed by paying American Restoration \$37,530 for work performed in 2011. We also have a final retainer of \$11,000, which will be paid soon.

Committee Reports

None

Officer reports

President: On September 10, Nancy Ploss, Chris Rossillo and Chuck Walley met with Kim O'Halleran from Rees-Broom. This is the second meeting we've had with her (at no cost) this year.

Vice-President: Chris Rossillo has been communicating with GHA Services regarding the downspout issues surrounding the 2010-2011 Roofing Project. All downspouts are to be inspected and corrected, if necessary. GHA Services provided a list of downspouts for 12 units already corrected by the contractor. GHA Services will follow up on remaining deficiencies identified on the sides of buildings.

Camillia Fries agreed to contact and set a meeting with American Restoration to tour one or two courtyards for a Foundation Preservation pilot project.

The delinquency report is up to date and all appropriate cases have been forwarded to legal.

Old Business

A. Water Usage and Billing Issues

John Sterling passed a memo to all residents, asking them survey their toilets and sinks to see if any water is leaking. Additionally, he requested a response from everyone. To date, he has received 30 responses.

Ms. O'Halleran, our legal representative, suggested we contact the Virginia State Corporation Commission if we continue to get negative responses from the Falls Church Water Authority.

B. Dehumidifier Policy

In the August meeting, we reviewed the last version of the Dehumidifier Policy, made changes and passed to our legal firm for review. They incorporated the changes and the policy was unanimously approved by the Board of Governors.

New Business

A. 2013 Budget Prep

GHA provided a budget template with numbers derived from the revenue and expenses of the past year. Camellia Fries will provide an August 30 budget update and actuals from 2010 and 2011 by mid-next week. We'll have to get bids from snow removal vendors to plug in to the expenses.

B. Landscaping near Unit 1806

This area is a mess and is drawing complaints from residents. Chuck Walley ask Todd Darling to submit a bid to remove the weeds and mulch the area. In the spring, we'll plant grass.

C. Annual Meeting

Tuesday, January 8, 2013 has been set for the Annual Meeting. Nancy Ploss will reserve the cafeteria at Westgate Elementary School for the event.

Adjournment The meeting was adjourned at 8:55 PM.