

WESTERLIES COUNCIL OF CO-OWNERS  
Minutes of Board Meeting

June 18, 2013

**Call to Order**

President Charles Walley called the regular meeting of the Board of Governors to order in the Safeway grocery store at 7:00PM.

Board members present:

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

Service providers present:

Camellia Fries, Portfolio Manager from GHA Community Management

**Approval of Agenda**

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

**Owners and Residents Forum:**

Issue 1: Owner has found what she believes to be mold growing on her walls. The Board has yet to discuss this issue and Ms. Fries will send test results as soon as possible. Owner also noted mold was found in the air conditioning unit and found a termite inside her bedroom. Ms. Fries will dispatch our pest control company to the unit.

Issue 2: Owner was looking for an update on when the downspouts associated with his unit would be moved. Ms. Fries reported we are waiting on proposals.

Issue 3: Owner reports he hasn't received his pool passes. Ms. Fries will check on the application.

Issue 4: Owner wants a speed bump at the curve at Anderson and Magarrity - going around the curve. Residents, in the past have reported some speed bumps are in bad shape. Ms. Fries will ask Max Portugal to see what can be done.

Issue 5: Owner reported a roach issue with GHA. GHA responded the issue was between two units and not the owners association. .

Issue 6: Residents had a problem with a sewer backup. Owners brought in a plumbing company to alleviate the issue. Owner sent invoice to GHA for reimbursement, but the invoice does not include where the issue occurred. Ms. Fries reported if the issue occurs within 100 feet of the unit, it is the owner's responsibility. She will get clarification on the rules of drainage issues. Ms. Fries will also get info from the invoice item number to determine the length of the snake used to clear the clog.

Issue 7: Residents reported cardboard in the window of a unit. Ms. Fries will send a violation notice to the owners.

Issue 8: Owner wants to know the status of the firewall repairs. Ms. Fries reported we have asked for bids but they have not yet been returned.

Issues 9: An owner is reporting a particular unit has loud parties and wants to board to take corrective actions. The Board, however is not responsible for maintaining noise ordinances and it is the residents responsibility to report noise (or any other) violations to the Fairfax County Police Department.

### **Review/Approval of Previous Meeting Minutes:**

The minutes from the May 22, 2013 Board of Directors meeting were approved without amendment.

### **Reports**

#### ***Management Report by Camellia Fries:***

Portugal Construction expects to finish main concrete repairs next Tuesday. They also expect to complete caulking and masonry work in two weeks.

A sewer backup occurred in a unit. Emergency services were dispatched and other remediation's are required. The unit owner is familiar with the required work and will obtain proposals.

Mr. Rossillo noted we need to discuss the adoption of a policy to handle such issues. (Emergencies, floods, watermain breaks, etc.) We should discuss priorities, vendor lists, communication with the owners – all in an effort to stay on top of such issues before and when they occur.

A discussion was started regarding the broken globe on the light pole near a unit. Several other issues were reported, such as numerous lights burned out, old discolored globes and overall poor appearance of lighting fixtures. Ms. Ploss will attempt to get Dominion to address these concerns.

#### ***Treasurer's Report by John Sterling:***

Mr. Sterling reported \$260K in the Well Fargo account and \$32K in checking.

***Vice President's Report by Chris Rossillo:***

Mr. Sterling and Mr. Rossillo met with our attorneys to review collection accounts and improvement options going forward; we are waiting for an update on the actions requested.

We will do a mid-year review of the 2013 budget and operating results for discussion at the next meeting. This will help us determine the work we can undertake during the remaining months.

Since we will be having painting expenses for several years, GHAM accounting staff will re-establish the painting line item (# 54250) under Repairs and Maintenance.

***At Large Report by Nancy Ploss:***

No report.

***President's Report by Chuck Walley***

No report.

**Old Business**

**Project Updates:**

A revised tree maintenance proposal has been received from the contractor and it incorporates our suggested changes. After a brief discussion a motion was made, seconded and passed to approve the proposal for mid-year tree maintenance.

**Moisture Issues:**

The Board discussed the handling of future owner reports of moisture issues since the current concrete replacement and joint caulking work should eliminate most of these issues. After further discussion, Ms. Fries was asked to immediately notify the board of any reported moisture issues. Arrangements can then be made for inspection, determination of responsibilities and, if warranted, appropriate remedies by contractors.

**Cable Wires:**

The Board previously discussed the growing problem of television cables running on the exterior of our buildings. Counsel has indicated that the Board has jurisdiction over the use of the siding. All roof, exterior walls are considered common areas. It was also noted that The Restrictive Covenants of the Master Deed are clear about prohibiting owners from installing any wires through the building roof or walls:

***H. No Co-Owner or other resident shall install any electrical or telephone wire, television antenna, air-conditioning unit or other machine or device on the exterior of any building or upon any patio or balcony in The Westerlies or in such a fashion that it protrudes through the roof or any walls of the building, except as authorized by the Council.***

After a discussion, the Board agreed to enforce this provision and take the steps necessary to eliminate the proliferation of wires that have occurred over time and created an unattractive

appearance. Some of the wires are no longer in use since servicemen leave the old wires when installing their services with new wires. There are conduits for channeling the wires into the units that are used for most of the units, but some servicemen simply install wires through the siding. Ms. Fries was asked to start issuing violation notices but give owners 60 days to comply so that they can make arrangements with their service providers.

### **New Business**

#### **Action Items:**

There are reports of three leaky spigots. Mr. Rossillo will double-check them and if repairs are needed, he will contact Ms. Fries, who will, in turn, contact Chandler Plumbing.

#### **Adjournment**

The meeting was adjourned at 8:40 PM.