

**MINUTES OF THE
2011 ANNUAL MEETING OF
GRAY'S POINTE CONDOMINIUM**

Greenbriar East Elementary School
13006 Point Pleasant Drive
Fairfax, Virginia 22033

November 2, 2011

<u>Board Members Present:</u>	Eneyda Bezares	President/Treasurer
	Barbara Clark	Vice President
	Barbara Cohen	Secretary
	Tamara Butler	Member at Large
	Jim Mullins	Member at Large

Board Members Absent: None

<u>Others Present:</u>	Pam Ward	TWC Management
	Tammi Butler	Recording Secretary, MBM

I. CALL TO ORDER /VERIFICATION OF QUORUM/INTRODUCTIONS:

Ms. Ward announced that a quorum of unit owners was not met because 52 owners were not represented either in person or by proxy. Ms. Bezares called the 2011 Annual Meeting to order at 6:02 p.m. This was a discussion only meeting.

II. REVIEW OF THE 2010 ANNUAL MEETING MINUTES:

The Board reviewed the 2010 Annual Meeting Minutes. Due to not having reached quorum, the meeting minutes could not be approved.

Ms. Ward announced that Scott Chipman was present to discuss the roofing project. Mr. Chipman is the consultant from CAM Services who is overseeing the work. He stated that the project should be finished in three weeks and asked residents to remain patient until the debris in the community is removed. Ms. Bezares had a few concerns: work not being done when the weather is nice, interior damage and the workers not cleaning up the debris in a timely manner. Mr. Chipman explained that the internal dry wall damage from the roof repairs was not the company's responsibility. Ms. Ward stated that when the project is complete that she would look into having someone assess any damages. Regarding the weather, if it's too windy or if there is more than a 40% chance of rain, the workers are not able to do any work.

III. REPORTS OF OFFICERS:

Officer's Report:

Ms. Bezares reported that there were some projects completed this year including the replacement of sidewalks and chimney caps but that the major project was the roof replacement. Mr. Mullins explained to the homeowners the damage to the evergreen trees from using the chemical, Imprelis. Ms. Ward explained that DuPont will be covering the cost of the removal of trees and the cost for replacing the dead trees with a variety of trees. Community Landscaping Services will remove the dead trees and submit a claim to DuPont. Ms. Ward requested that Community Landscaping Services mark the trees that were impacted by the Imprelis. The Board will then determine what trees should be removed. Ms. Ward explained the trees can't be removed until DuPont accepts the claim.

IV. FINANCIAL REPORT:

Ms. Ward reviewed the financial report as of October 31, 2011. Ms. Ward reported that the association currently has \$903,552.67 in assets. She further stated that the roofing project will cost approximately \$459,000.00, and most of it has not been billed yet. Ms. Ward stated that the fiscal year begins on April 1, 2012. While the operating fund has a surplus of \$11,605.71 right now, the winter is ahead. Snow removal can change the surplus to a deficit very quickly. Ms. Ward also explained that there has been an increase in the cost of water and sewer. Ms. Ward reported that there were CDs due to mature this month and that they would be cashed out to help pay for the roofing project.

V. COMMITTEE REPORTS:

Pool: Ms. Ward reported that this was one of the best pool seasons in a while.

Finance: Ms. Ward provided a summary of the report.

Landscaping: Ms. Ward explained that landscaping would not be done until the roofing project is complete and the Imprelis issue is resolved.

Website: Ms. Ward stated that the website may be changed and it would allow homeowners to access their accounts online.

VI. ELECTION OF BOARD OF DIRECTORS:

Ms. Bezares announced that one position was available on the Board as Jim Mullins' term was expiring. Mr. Mullins stated that he was interested in running again. Since there was no quorum, there could be no election, but Mr. Mullins did agree to continue serving on the Board.

VII. COMMUNITY ISSUES:

Two homeowners had concerns about the condition of the pine trees. That was discussed above.

A homeowner inquired about having car ports. Ms. Ward explained that it would require a special assessment and that it was very expensive.

A homeowner asked how often the carpets were cleaned. Ms. Ward responded that the carpets are cleaned quarterly.

A homeowner inquired about parking permits. Ms. Ward explained that there are some issues with having parking permits.

A homeowner had a concern about a unit that has been vacant for over a year. The homeowner was concerned about the pipes freezing and that it was not being checked on regularly. The homeowner also had a concern about pet owners not cleaning up their waste.

A homeowner stated that it was helpful to have General Information posted in the buildings. The Board agreed that they would look into the matter. The homeowner asked about how to fix the floor that is squeaking. Mr. Mullins provided some suggestions.

VIII. GENERAL DISCUSSION

Raffle: All of the homeowners in attendance put their names in the drawing for the free month's fee. Ms. Ward announced that Angela Freeman was the winner.

IX. ADJOURNMENT:

There being no further business to discuss, the Board agreed **BY CONSENSUS** to adjourn the 2011 Annual Meeting at 7:20 p.m.

Respectfully Submitted,
Tammi J. Butler, Recording Secretary