

**Gray's Pointe Condominium  
Homeowner's Association  
Board of Directors Meeting**

**July 31, 2013**

Board Members Present: Eneyda Bezares, Holly Purcell, Jim Mullins and Barbara Cohen  
(arrived at 6:05 p.m.)

Board Members Absent: Tamara Butler

Others Present: Pam Ward, TWC Management and Tammi Butler, Recording Secretary,  
Minute-By-Minute

Homeowners Present: None

**I. GENERAL SESSION – CALL TO ORDER:**

The General Session of the Board of Directors meeting was called to order at 6:58 p.m.

**II. REVIEW OF PREVIOUS MINUTES:**

**MOTION:** Ms. Bezares moved, Ms. Purcell seconded, to accept the minutes of the May 15, 2013 Board meeting as presented. The motion passed unanimously (4-0-0).

**III. FINANCIAL REPORTS:**

Ms. Ward reviewed the May and June 2013 financial reports with the Board. Ms. Ward explained there are currently a lot of projects going on. Ms. Ward reported that several payments are still owed to NOVA Painting and money is still owed to NV Roofing for the work done on the siding and balconies. Ms. Ward explained that once all the bills have been paid, approximately \$500,000.00 would be left in reserves. Ms. Ward asked the Board their thoughts about whether or not the special assessment should be extended. The Board agreed as of October 1, 2013 the special assessment of \$22.00, \$24.00, or \$25.00 depending on the size of the unit would be removed. New coupon books will have to be printed and the owners will have to be notified.

**MOTION:** Ms. Bezares moved, Ms. Cohen seconded, to accept the financial reports for May and June. The motion passed unanimously (4-0-0).

**IV. ACTION ITEMS:**

A. Siding Replacement & Balcony Repairs: Mr. Chipman informed the Board that the siding should be completed in early August. There will still be punch list items to complete.

B. Entrance Sign Replacement: Scott Chipman presented three options a new entrance sign.

He explained the plan is not to use brick since the buildings do not contain any brick. The Board had some concerns about the visibility of the sign. Mr. Chipman explained that VDOT needs to determine if there are any restrictions for the location of the sign due to site distance requirements. A submission is required to VDOT so they can evaluate the placement of the sign. The Board discussed installing ground lights/spot lights. Ms. Bezares requested using the same siding so it matches the front building. The Board discussed different options such as using a white panel with burgundy trim for the lettering. The Board also discussed the type of font to use. Ms. Bezares prefers dark gray raised letters. The Board agreed on option three.

Ms. Bezares inquired about a pool sign and Ms. Ward suggested waiting until a design was made for the entrance sign. The Board also discussed the option of not having a pool sign. Mr. Chipman explained in detail the cost for having a straight sign which would cost approximately \$15,000, and a double sided sign would be more. Mr. Chipman will follow up with VDOT to get the restrictions for the entrance sign. He requested that Ms. Ward provide the architectural plan. Ms. Ward explained that it will take approximately six months for the work to be completed.

The Board discussed the color of the siding of the chimneys on the Desert Tan buildings being slightly lighter. The Board agreed since there was not a significant difference with the color not to fix them.

[Barbara Cohen arrived at 6:15 p.m.]

C. Trim Painting - Status: The navy trim color for the Desert Tan buildings still needs to be decided. Ms. Ward presented some samples to the Board. . The concern was the contrast of the navy trim and the black roof. The Board reviewed the different gray color options. The Board agreed to try two sample colors, hearthstone and cobblestone, and then make a decision.

D. Satellite Dish Removal: Ms. Ward reported that several of the dishes that had been mounted on the building trim and outside the balconies were removed by Cutting Edge Construction. The satellites should be located inside the balconies.

E. Landscaping: The Board discussed the condition of the landscaping and all agreed that the landscaping would be addressed next year.

F. Maintenance Issues: Ms. Ward reported that there have been some issues with AC condensate lines blocking up. There have been some leaks and flooding in units. Ms. Bezares asked about the unit that had flooding and Ms. Ward informed her that the pipes were repaired.

G. Web Site: Ms. Ward received a bill from Carla Romaine. The website continues to be maintained.

## **V. CORRESPONDENCE:**

Correspondence was discussed during Executive Session.

**VI. OLD BUSINESS:**

There was no old business to discuss.

**VII. NEW BUSINESS:**

Mr. Mullins reported that there is a Ford Escort parked with 2011 tags. Ms. Bezares explained the homeowner's situation to the Board.

**VIII. NEWSLETTER ITEMS:**

There were no newsletter items.

**IX. TIME & PLACE OF NEXT MEETING:**

Ms. Ward stated that the next meeting will be held on September 18, 2013.

**X. MEMBER'S TIME:**

There were no members present.

**XI. ADJOURNMENT:**

MOTION: Ms. Bezares moved, Ms. Purcell seconded, to adjourn the meeting at 7:40 p.m. The motion passed unanimously (4-0-0).