

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

April 11, 2012

Board Members Present: Eneyda Bezares, Barbara Clark and Barbara Cohen

Board Members Absent: Jim Mullins

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 6:10 p.m.

II. REVIEW OF PREVIOUS MINUTES:

MOTION: Ms. Bezares moved, Ms. Clark seconded, to accept the minutes of the January 18, 2012 Board meeting as presented. The motion passed unanimously (3-0-0).

III. FINANCIAL REPORTS:

Ms. Ward reviewed the January and February financial report with the Board. Ms. Ward reported that there was a surplus in the amount of \$67,036.13. Ms. Bezares requested that funds be moved to the Landscaping and Fence Reserves.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the financial report for January and February. The motion passed unanimously (3-0-0).

IV. ACTION ITEMS:

A. Meeting with Bill Munt from Community Landscapes: The meeting that was scheduled for March did not take place because the Board meeting was cancelled. Mr. Munt was going to discuss with the Board the plan to remove the dead pines on the property. The Board is still waiting for approval from Du Pont to cut the trees down. It is important to know what the settlement offer from DuPont will be.

B. Fence Replacement: Ms. Ward reported that the wood perimeter fences are in the process of being replaced, and in fact, the work being done by Arlington Fence is almost finished. The new fences looks much better,

C. Roof Replacement – Status: Ms. Ward reported that the work has been completed and the item will be removed from the agenda.

D. Spring Landscaping: Ms. Ward reviewed the 2011 proposal from Community Landscaping in the amount of \$24,981.00.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the Community Landscape Service proposal from June 2011 in the amount of \$24,981.00. The motion passed unanimously (3-0-0).

E. Maintenance Issues: Ms. Ward presented two proposals from Reston Painting and Contracting for painting areas in need and for pressure washing to clean the siding. Ms. Ward will request that Reston Painting and Contracting redo the proposal. The Board discussed replacing the siding and gutters as well as the timeframe in which it would need to be completed. Ms. Bezares requested that the pine trees be removed and for grass to be planted in those areas. Ms. Clark requested that Ms. Ward look into the cost for pruning the trees that are too close to the buildings. Ms. Bezares also requested that the Board look into changing the stones used for the drainage area between Buildings 9 and 10.

F. Lighting Improvements: The Board agreed to defer the discussion on replacing the post lights because there are other priorities. Ms. Ward will have Steve Rawlings clean and secure all the post lights lights.

G. Web Site: Ms. Ward reported that Joanna Rieth of TWC has been working on the website. Ms. Bezares requested that Ms. Ward send out a memo reminding homeowners about parking and removing pet waste. Ms. Bezares requested that Ms. Ward find out if the current website is compatible with the TOPS software.

V. CORRESPONDENCE:

There was no correspondence to discuss.

VI. OLD BUSINESS:

There was no old business to discuss.

VII. NEW BUSINESS:

There was no new business to discuss.

VIII. NEWSLETTER ITEMS:

There was nothing to report.

IX. TIME & PLACE OF NEXT MEETING:

Ms. Ward stated that the next meeting will be held at the TWC Management Office on May 16, 2012.

X. MEMBER'S TIME:

There were no members present.

XI. ADJOURNMENT:

MOTION: Ms. Bezares moved, Ms. Clark seconded, to adjourn the April Board meeting at 7:14 p.m. The motion passed unanimously (3-0-0).