

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

May 15, 2013

Board Members Present: Eneyda Bezares, Holly Purcell and Barbara Cohen

Board Members Absent: Jim Mullins and 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 6:15 p.m.

II. REVIEW OF PREVIOUS MINUTES:

MOTION: Ms. Cohen moved, Ms. Purcell seconded, to accept the minutes of the March 20, 2013 Board meeting as presented. The motion passed unanimously (3-0-0).

III. FINANCIAL REPORTS:

Ms. Ward reviewed the March 2013 and April 2013 financial reports with the Board. Ms. Ward reported that the check for the Imprelis settlement was received from DuPont. The Retained Earnings were in the amount of \$92,924.48. The Reserves were in the amount of \$821,715.38. Ms. Bezares inquired about having the pool applications posted online instead of having them mailed out. The Board discussed the trim painting that needs to be completed.

MOTION: Ms. Bezares moved, Ms. Purcell seconded, to accept the financial reports for March 2013 and April 2013. The motion passed unanimously (3-0-0).

IV. ACTION ITEMS:

- A. Siding Replacement & Balcony Repairs: Ms. Ward reported that the work for the siding is going smoothly. She explained that only some of the front balconies will need to be replaced because it was discovered that the wood framing is rotting.

- B. Interior Damage to Units from Siding Replacement: Ms. Ward reported that some homeowners have nail pops on the walls from the work. Ms. Ward explained that the contractor will fix the nail pops at the association's expense, but the homeowners would need to provide the paint so that it matches. In addition, some homeowners have reported that their A/C units are not working. The homeowners are claiming that the siding contractor caused the damage. Ms. Ward hired an independent contractor to evaluate the affected A/C units, and it was determined that the siding contractor is not responsible for the problems. One was an inside breaker issue and the other was a thermostat issue.
- C. Entrance Sign Replacement: Ms. Ward stated that Scott Chipman is working on a few designs. Ms. Ward estimated the cost for the sign could be between \$10,000.00 and \$20,000.00.
- D. Trim Painting: Ms. Ward presented proposals from Reston Painting and Contracting and NOVA Painting Company. Ms. Bezares requested waiting until July to make a decision, but that might be too late because the contractors are booking jobs quickly. Ms. Ward will check with NOVA Painting about their availability since the Board members prefer to use them. The Board agreed that if NOVA's price is lowered, the Board would have the painting done this year.
- E. Landscaping Replacements: Ms. Ward provided pictures of some landscaping issues in the community that need to be addressed. The Board agreed to remove the dead trees at 4050 and 4054 and plant crape myrtles in front as proposed by Community Landscapes.
- F. Maintenance Issues: Some of the trees in front of the buildings are overgrown and need to be pruned back. Community Landscapes will be asked to look at this.
- G. Web Site: Ms. Ward stated the website is being maintained by Carla Romaine from Engagency. Ms. Bezares recommended posting new pictures of the siding on the website.

V. CORRESPONDENCE:

There was no correspondence from homeowners.

VI. OLD BUSINESS:

There was no old business to discuss.

VII. NEW BUSINESS:

Ms. Bezares asked about the number of homeowners who have not replaced their windows. Ms. Ward informed her that three homeowners have not replaced them yet. Ms. Ward suggested waiting until the siding job was completed before having them replaced.

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 July 17, 2013. Barbara Cohen volunteered to host the meeting.

X. MEMBER'S TIME:

There were no members present.

XI. ADJOURNMENT:

MOTION: Ms. Cohen moved, Ms. Purcell seconded, to adjourn the meeting at 7:07 p.m. The motion passed unanimously (3-0-0).