

**MINUTES OF THE
2017 ANNUAL MEETING OF
GRAY'S POINTE CONDOMINIUM**

Fairfax Church of Christ

Fairfax, Virginia

6:30 p.m.

November 7, 2017

Board Members Present: Eneyda Bezares President
 Holly Purcell Vice-President
 Jim Mullins Member at Large
 Loraine Dragavon Member at Large

Board Members Absent: None

Others Present: Pam Ward Property Manager, TWC Management
 Tammi Butler Recording Secretary, Notable Minutes, Inc.

Homeowners Present:

Michele Mullins 12951A
Elizabeth Early 12925B
Kathy Greene 12901A
Annette Shaul 12954C
Stefanie Hill 12933A
Ron Shatzer 12901B
Subraman Cherukuri 12892C
Kevin Saint-Surin 12928B
Alonna Dawes 4056C
Alan Van Looveren 12932A
Chin Huang-Stalide 12956C
Adrian Soloman 4050B
Angie Moreno 12287A
Pierrette Duff 12952A

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

Ms. Bezares called the 2017 Annual Meeting to order at 6:30 p.m. Management announced there was a quorum with 40 proxies and 17 unit owners present. Ms. Bezares introduced the Board members.

II. REVIEW OF THE 2016 ANNUAL MEETING MINUTES:

MOTION: Ms. Bezares moved, Ms. Dragavon seconded, to approve the 2016 Annual meeting minutes as amended. The motion passed unanimously.

III. OFFICER'S REPORTS – ACCOMPLISHMENTS OF 2016:

President's Report:

Ms. Bezares stated there were not a lot of projects completed this year. One major project was lighting which was updated throughout the property. The old wall packs were replaced with LED lights and all of the post lights were replaced. Landscaping was done in certain areas in the community. Grass was planted in the area behind building 12900 as a result of the mud. Mulch was removed in one area and sod was installed. Ms. Bezares stated that next year, planting/landscaping around the entrances would be completed. Ms. Bezares further stated that there would be a new grounds maintenance company next year. The unit balconies and pool fence are the only two items remaining in the community that have not been replaced.

IV. FINANCIAL REPORT:

Ms. Ward discussed the financial report as submitted in the packet. Management stated that reserves had been low because the assets were used to fund the large projects. The Association has rebuilt the reserves to \$855,785.37. Management explained that the amount of money the Association allocates for reserves is determined by a reserve study. There is a statutory requirement mandated by the Commonwealth of Virginia for the Association to conduct a reserve study every five years and contribute a specific amount to the reserves each year based on the results of the study. Currently, the Association has cash assets of \$892,735.61 and of that amount \$855,785.37 is earmarked for reserves. The painting for next year will cost approximately \$100,000. Wood replacement will also be done with the painting. The landscaping will be delayed until the painting is completed in the fall. Management stated that the Association is spending more than it should for water possibility due to running toilets. Fairfax Water has increased the water rates significantly over the last five year.

V. COMMITTEE REPORTS:

- A. Pool: Ms. Bezares reported that the pool season went well with some minor issues. Management stated there were some modifications made to the pool hours. The Board will look at the pool hours again and review the pool rules prior to the 2018 season.
- B. Landscape & Trees: Tree pruning completed in specific areas of the community.
- C. Website: Ms. Bezares stated there was a new website along with a Facebook page.

VI. ELECTION OF BOARD OF DIRECTORS:

The Board is comprised of five members who serve three year terms. The terms are staggered Ms. Ward announced that two positions are available on the Board. One slot is up for election at

the meeting, and the other position will be filled by appointment of the remaining Board members. Mr. Mullins agreed to continue serving on the Board. There were no other nominations.

MOTION: There was a motion and a second to elect Mr. Mullins to the Board by acclamation. The motion passed unanimously.

VII. COMMUNITY ISSUES:

Owners had questions/concerns/comments about: (a) the fencing around the AC units and if it would be repaired; (b) a water connection to wash cars; (c) using the grassy area between the condominium and townhomes as a dog park; (d) policy for repairing the chimney stacks; (e) carpet on the deck and replacement; (f) squirrels outside the unit and on the roof; (g) changing a parking space; (h) a car charging station; and (i) the installation of FiOS.

The Board and Management's responses were: (a) the fences will be addressed when the painting is done; (b) one possible option is having yard hydrant installed. Ms. Bezares stated they would complete a survey to determine the demand and discuss it further; (c) the area belongs to the Townes of Greenbriar; (d) the caps were replaced during the roofing project and the chimney stacks are the responsibility of the unit owners; (e) the carpet on the balconies is the owner's responsibility; (f) one way traps have been placed and it takes a while to remove squirrels; (g) Management will move the parking space; (h) no car charging stations are planned at this time; and (i) Verizon will contact the Association when they are ready to wire the community for FiOS..

VIII. GENERAL DISCUSSION

Raffle: All of the owners in attendance put their names in the drawing for the free month's fee. Ms. Bezares announced that Angie Moreno was the winner.

IX. ADJOURNMENT:

There being no further business to discuss, the 2017 Annual meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Tammi J. Butler, Recording Secretary