

Minutes of the July 13, 2021 Meeting of the Vistas Condominium Association

The meeting was called to order at 7:00 P.M.

Board Members Present:

Sharon Goins-President

Jean Rakowski-Treasurer

Joni Fraundorfer-Secretary

Cathy Carney-Member-at-Large

Sean Hikosaka-Member-at-Large

Others Present:

Tim Kirchner-Northern Virginia Management

Sharon Meyer-Homeowner

Sharon Brahaney-Homeowner

Simonette DeLaTorre-Homeowner

Margie Kohlhaas-Homeowner

Members' Forum:

Joni Fraundorfer reminded members present that a Vistas Facebook page has been created for the community to disseminate important information to the community and that all should join. She also

reported that the community information sheet has been completed and will be delivered to each resident very soon.

Approval of Agenda:

The meeting agenda was unanimously approved.

Approval of Minutes:

The minutes from the November 2020, March 2021 and May 2021 Board meetings were unanimously approved.

Treasurer's Report:

Jean Rakowski reported that two units are delinquent in condo fees and that one is past 90 days due.

Manager's Report:

Tim Kirchner reported that the association's annual audit is half finished, that there were no re-sale packets requested since the last meeting and that one vehicle was towed from the parking lot since then.

Old Business:

Hand rails have been installed at the courtyard and Bushman Drive sides of all buildings.

All Board members present agreed to hire Direct Current to perform the safety inspections of the electrical meter boxes in all four buildings. Tim Kirchner reported that the annual cost for this to be done would be

\$6,080. The Board asked Tim to have the work started and check with Direct Current to see if they recommend the inspections be done annually.

New Business:

Margie Kohlhaas expressed concern that there has been poor communication between her and Northern Virginia Management with respect to a possible rodent infestation in the attic space over her unit. Sharon Meyer suggested that all such requests be put in writing and that Tim Kirchner respond in a more timely fashion to them. All Board members agreed that there should be better communication in the future.

Tim then presented the Board with a proposal from a pest control company that would provide for a one year plan to address the issue in all four buildings for a year. All Board members agreed to the proposal.

Tim also reported that Ploutis Construction Co. will be coming this month to repair the drywall/structural defect under the stairwell in 10200. The cost for this repair will be \$3,475.00

This same company has given Tim a proposal for sanding and painting of all interior doors of \$27,400. Joni Fraundorfer offered to obtain two more proposals for the work. All agreed that the Board will then take an emergency vote on which company to hire for the work.

The Board then discussed the letter that Sharon Goins had drafted concerning the improper/proper use of the dumpster. It was agreed that Tim will print and it will be distributed to residents.

The final issue discussed was the information card/letter that Joni Fraundorfer had prepared also to be distributed to residents. After

discussing a few minor changes, it was agreed that Tim would have it reproduced and distributed to all residents.

Finally, Joni suggested that the Board meet more often and suggested an every other month schedule. All agreed and the next meeting will be held on August 24, 2021, followed by October 12, 2021.

All business having been conducted, the meeting was adjourned at 8:49 P.M.