

Minutes of the May 3, 2021 Meeting of the Vistas Condominium Association

Board Members Present:

Sharon Goins-Vice 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

Call to Order:

The meeting was called to order at 7:05 P.M.

Members' Forum:

Sharon Meyer voiced concern that meeting notices are not being distributed in a timely fashion. It was agreed that owners would be given more notice of meetings in the future.

Approval of Agenda:

The meeting agenda was approved unanimously

Approval of Minutes:

The minutes of the last two meetings will be approved at the next Board meeting and future minutes will be prepared in a more timely manner.

Treasurer's Report:

Jean Rakowski reported that two units are delinquent in their condo fees, but are not 90 days over due yet.

Manager's Report:

Tim Kirchner reported that the auditing firm has begun the Association's audit and that Board members should expect to be contacted with questions for it. It is being done earlier this year.

Old Business:

The Board members agreed that the new building numbers added to the buildings since the last meeting are a big improvement from old ones and asked Tim to have one affixed to the side of 10206 so the number can be seen from Bushman Drive.

New Business:

A motion was made and approved to hire Armor Fence to install Shoreline Black hand railings outside of all buildings.

Because there is a continuing problem with residents and others parking in the fire lane for various reasons, it was decided unanimously that the lock would be put back on the pole that blocks entrance to the lane and that Tim would continue to be the one who keeps the key.

With respect to the proposal the Board had received from Direct Current and was considering for inspection of the electrical panels in all four buildings, Sharon Meyer reminded the Board that it needs to get two more proposals according to the Association's bylaws. It was decided to do so, and Tim will work on that.

The Board also decided that interior painting of doors and under stairwells will be scheduled for this summer.

Joni Fraundorfer asked that the trash hut be painted then as well. She also asked that the bottoms of all downspouts be re-attached or replaced as needed.

Because a few homeowners have complained of noise in the attic over their units possibly caused by rodents or birds, Tim will have all possible access areas checked and sealed.

Finally, Joni Fraundorfer asked the Board to approve creating a fund to be used for beautification projects around the community. The Board approved the idea and set the amount in the fund at \$1,000 per year.

Adjournment:

All business on the meeting agenda having been discussed, the meeting was adjourned at 8:14 P.M. by unanimous vote.

The next meeting of the Board will be held on July 13, 2021.