

**Majestic Condominium Board of Directors  
Meeting Minutes  
July 16, 2009**

Meeting called to order at 8:02 p.m.

In attendance: Flagg Youngblood, President  
Brian Wrenn, Vice President  
Joe Carroll, Treasurer  
Tony Hawkins, Member-at-Large  
Kerri Stelcen, Member-at-Large  
Katy Molen, Secretary

Finances:

Joe Carroll provided the Board with a status of the Majestic's operating account - \$18,046 and the capital reserve - \$65,862.

- Delinquencies: the following units remain delinquent with respect to condominium dues: Unit 203 (\$782), and Unit 401 (\$9,014.08). There is no further information on the foreclosure of Unit 401, this unit remains vacant. Unit B01 was sold and the new owner is paying his dues. The Salmon delinquencies are being removed from our books even though the Board is continuing to pursue Salmon in Maryland Small Claims Court for the amount owed.
- WASA: the Board must reinitiate the process to request a hearing with WASA because WASA mishandled procedural matters on its end. The Association owes WASA \$20,000. The WASA issue has been discussed/reviewed by the Association's legal counsel who believes that the Association is in a very good position to contest this amount.

Legal:

The lawsuit against the developer (Tolson) is proceeding. The default judgment of \$890,000 against Tolson was vacated. Tolson has filed a countersuit against the Association and the individual Board members. However Tolson has no standing to bring such suit. The breach of fiduciary duty technically occurred while Tolson was on the Board, and therefore the fiduciary responsibility can be pushed back on him. The Association's legal counsel is of the opinion that Tolson does have assets to protect and that is the reason for his countersuit. The Association's legal counsel is conducted a financial background investigation on Tolson to see how far this matter would be worth pursuing.

Upkeep:

- Sprinkler system repair – the Board is seeking a second estimate. The first estimate of \$980 seems too high
- Trash – it appears that our trash is not being picked up regularly due to a black SUV that blocks our alleyway. Chatel has contacted the Route Manager and informed him that this is unacceptable because other trash removal companies appear to have no problem

removing the trash from our neighbors. The Board is monitoring the situation and will take further action if necessary.

Bi-laws:

The Board is considering amending the bi-laws as follow:

- Amend the bi-laws to increase the number of pets per unit from one to two
- Adjust the move in and move out fees
- Provide for a lease addendum stating that if a unit owner, who is renting his or her unit, is delinquent with respect to his or her dues, the Association would be entitled to collect the rent directly from the renter.

The Board will draft the proposed amendments which will be circulated to all unit owners. A meeting will then be scheduled for the Association to discuss and vote on the proposed amendments.

Adjournment:

Flagg motioned to adjourn. Brian seconded the motion; all present voted in favor, concluding the meeting at 9:10 pm.