

Majestic Condominium Board of Directors
Meeting Minutes – Closed Meeting
November 10, 2009

Meeting called to order at 7:33 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 - \$14,365.69 and the capital reserve - \$65,903.81.

Delinquencies: the following units remain delinquent with respect to condominium dues: Unit 203 (\$2,153.20), and Unit 401 (\$10,370.08). The asking price for Unit 401 is \$439,000; there have been multiple bids on this unit. The Association has a lien on the property which may have to be renewed at the beginning of December if the unit does not sell by the end of the year.

Joe circulated the 2010 budget. Terry from Chatel informed the Association that utilities are expected to increase in 2010: Pepco 6% increase; Washington Gas 6% increase; WASA 10 ½ % increase. The Association does not anticipate an increase with respect to the management fees.

Legal:

Flagg and Molly, Association's legal counsel, attended the WASA hearing on October 14, 2009. The hearing was conducted by a third party arbitrator. WASA has been aware of the problem with the meter since 2005. However, WASA waited until 2009 to remedy the meter problem. Meanwhile, the Association paid in full all of the bills that WASA submitted. The arbitrator's decision is non-binding and will be rendered in writing.

The countersuit in the Association's lawsuit against Tolson was dropped. Depositions are scheduled for January and a trial date will be set for February.

Unit B1 and Termites – Unit B1 is expecting the Association to cover the damage caused by the termites, approximately \$720. Unit B1's insurance won't cover this expense, nor will the building's insurance. The Association's legal counsel informed the board that the Association is responsible for covering the damage caused by the termites to Unit B1. Chatel will search for the invoices for past termite treatment. In April 2006 the building was treated for termites (approximately \$5,000 expense). The building was again treated in 2007.

The board voted on the lease addendum for the Association's absentee owners to provide to all those who lease their condos. (Renters are obligated to pay the Association directly for any delinquent monthly dues when their unit's owner becomes delinquent and the Association

notifies the renters to make the payments.) The lease resolution was adopted by the board, all present voted in favor. This resolution will be effective January 2010.

Adjournment:

Flagg motioned to adjourn. Brian seconded the motion; all present voted in favor, concluding the meeting at 9:35 pm.