

Annual Association Meeting  
January 27, 2011

The meeting was called to order at 8:08PM by Kerri Stelcen, Association President. A quorum was established (53.25%). After introductions of the owners present and very brief remarks from the association president, the meeting moved through the prepared agenda.

Update on Developer Warranty Lawsuit. Kerri provided an update on the Developer Lawsuit and confirmed receipt of the payment to the association. In addition to the financial settlement Tolson agreed to fix problems reported in the engineering study. The window replacement project is one example of the work being done.

WASA Payments. Kerri reviewed the history of the WASA case. The association has a payment plan and is making payments. The balance due will be paid by April, 2012. Case documentation is available for review.

Delinquencies. It was announced that all unit occupants are current. This was followed by a round of applause. There is a reason for optimism.

2011 Budget. The budget was presented by Flagg. The monthly breakdown of expenses to the association was shared and the need to increase fees by 3% per share. The expenses to operate the building have increased about 3.2%. The fee increase will take effect on February 1, 2011. There was some discussion about other amenities such as keyless building entry. Most were convinced that the cost to replace the front door with a keyless or fob system, although more convenient, would be a challenge for us at this time.

Building Improvements for 2011. Flagg presented an update on the planned building improvements for the year. They include water-proofing the exterior of the building, painting the porch, front door and interior hallways, sealing the hardwood floors and landscaping the property. The interior paint project will begin soon.

Washington Gas Update. Washington Gas came out to replace a very old pipe and discovered multiple leaks in the pipe delivering gas to the building. PEPCO also had a problem with ----. The result is a large hole in the front. PEPCO must complete their work before Washington Gas is able to close the hole. Owners agreed the *No Smoking* signs were great.

Communications Update. Brian announced that the list serve needs to be updated. Please send current owner/tenant contact information to his email – [dcbrian@gmail.com](mailto:dcbrian@gmail.com).

Carpet Inspections. Kerri reminded owners that the by-laws state that 75% of the floor must be carpeted. The board may begin unit inspections in the spring.

Questions.

Meeting was adjourned – 9:19PM  
Minutes submitted by

Tony D. Hawkins, Majestic Board Secretary