

The Chateaux, A Condominium

Board of Directors Meeting
Wednesday, July 17, 2024
Chateaux Community Center

APPROVED MINUTES

Attendance:

On behalf of the BoD:

- Dick Martin
- Sandra Hastings
- Phyllis Savoy
- Jason Trask
- Lilla Nora Kiss

On behalf of Property Management:

- Larry Gilbert (Sequoia Management)

On behalf of homeowners: apts 123, 222, 226, 231, 422, 620 are present.

Call to Order

Dick Martin, BOD President called the meeting to order at 6:33 pm.

Open Forum

- **Outside faucet:** Owner raised the issue to place outdoor faucet to make it easier to water the outdoor plants.
- **Open forum and responses offered by the BOD:** Owner criticized the lack of answers involved in the minutes as a response to the open forum questions. As a general response offered by the BOD secretary – who is committed to write these responses to inform all owners who otherwise are not taking the time to participate on these meetings – is that when there is no specific answer provided in the minutes, there is no specific answer available at that point. Usually, Larry on behalf of Sequoia is researching the issue and provides answers separately to the owners or on the next meetings. Therefore, when no further information is provided in the minutes, the BOD is searching for either services to solve the issue the owner raised, or asks property management about the history of that certain issue and providing answers to the owners on the next meeting.
- **Drain lines:** Owner would like the BOD to apply a new working theory regarding the improvement of drain lines and their flowing abilities. Property management does not have an answer to owner. In addition, BOD informs the owners that pipelines were cleaned. Owner argues that it was not done properly because his pipelines are still not functioning properly. Property Management will follow up on that.
- **Cockroaches in building 2:** Owner raised the problem of having roaches inside the apartment under the sink. Property manager offers contacting the county to avoid creating hazard for other owners while cleaning the affected areas.

- **Intercom system:** it was turned off according to owner and other owners strengthen it that it has been an issue for years. BOD member remembered that these systems needed to be rewired and it was costly, therefore no progress was made. Sequoia is going to provide answer to this question.
- **Garage fee in the condo fee:** owner asked what specific amount owners pay within the condo for the parking fee. Sequoia is going to provide answer to this question.
- **Water quality:** Owner raised the issue of checking out the water supply based on the postcard owners received from the water provider authority in Fairfax county. Sequoia is going to provide answer to this question.
- **Property management:** owner asked about the future of on property management (Mr. Ed Watts and his roles). BOD is aware of Mr. Ed Watts retirement plans in the close future and researches the options to ensure the continuity of the local property management service.
- **Equity and negative equity:** owner asks about the equity and Sequoia responds to owner's claims.

Approval of Minutes

The June 19th minutes are going to be extended by providing answers to the owners questions. Sandi motioned to approve the minutes, seconded by Phyllis.

Reports

- **Dryer vents:** cleaning happened in the second week of July.
- **Financial reports:** BOD asked about "trash removal" item on the statements report and declares that there is 1k USD less was budgeted than the actual cost of the service. Sandi made motions, Phyllis seconds it.
- **Grounds / snow:** no issues here regarding snow in July, obviously.
- **Community center / pool:** new lounge chairs are at the pool area since June.

Unfinished Business

- **Roof:** Scheduled for September 2024, once BOD has a specific date they will share it with the owners. As a general note, building 1 is getting new roof in September 2024. Building 4 is scheduled for late spring, 2025.
- **Sidewalk assessments:** BOD received two offers to fix the sidewalks and correct the concrete where sidewalks are patched together. BOD asked a third offer to compare the prices for the services and decide about this on the July meeting. Community Center's stairs renovation is going to be done with the same company probably.

New Business

- **Power washing of garages:** Property management did research about cleaning services and BOD finds it very expensive, therefore Sequoia asks Ed and check other solutions as well.
- **Railings painting:** after sidewalks are fixed, BOD will decide about railings painting services as well.
- **NAC breaker change:** notified Sequoia that electrical breaker needs to be repaired / changed and reported the price of the service. It needs to be fixed. Jason makes the motion to approve it and Phyllis seconds.

Executive section

The Board went into executive session at 7:43 pm.

Votes:

- BOD votes to pay the NAC invoice to finance the breaker change.

Adjournment of meeting

Meeting was adjourned at 7:48 pm. The next meeting will occur on August 21, 2024.