

## The Chateaux, A Condominium

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Board of Directors Meeting  
Wednesday, September 18, 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, 124, 127, 222, 231, 234, 244, 325, 303, 331, 530, 531, 537, 620, 634 are present.

On behalf of Fairfax County, Mason District, Supervisor Andres Jimenez. He answered open forum questions between 6:30-7:30 pm.

Listening to Andres Jimenez county representative about Mason District's news... Owners can read about these updates on [fairfaxcounty.gov/mason](https://fairfaxcounty.gov/mason) and reach out to Mr. Jimenez via [mason@fairfaxcounty.gov](mailto:mason@fairfaxcounty.gov)

- **Future of Sears building:** Sears' renewed the rent for 5 more years last year. Buyers have to buy them out of the rent, so it might take time... Also, County has to approve the proposed use of the property, and County will allow updates that are serving the communities around the Sears. No concrete information is available about the purposes.
- **Senior living next to the Chateaux:** 95 units. Technical questions about additional parking were raised by owners. Supervisor Jimenez will be back with answers.
- **Eden Center:** it is in Falls Church City, Fairfax County does not have jurisdiction over it.
- **Transportation Expo:** Sept 28<sup>th</sup> 10-12 at Mason Gov Center.
- **Homeless Shelter:** Supervisor Jimenez will get back to owners about that.
- **Homeless presence in the nearby area:** owners reported random homeless "homes" in the nearby streets, etc, Supervisor Jimenez is addressing these issues.
- **Seven Corners crossroads:** 3 counties common project, so no idea when progress will be seen.

#### Call to Order

Dick Martin, BOD President called the meeting to order at 7:30 pm.

## Open Forum

- **On-site maintenance “costs”:** Owner asked about the on site maintenance (Ed) and the costs associated
- **On-site maintenance’s future:** Owner would like to know if BOD and Sequia started to work on the continuation of the on-site maintenance after Ed is retiring. Before Ed officially notifies Sequoia and the BOD, neither of these entities can start working on the replacement.
- **AC switch to heating:** around Oct 15<sup>th</sup>, but BOD will decide and notify the owners 2 days in advance.

## Approval of Minutes

The Aug 21<sup>th</sup> minutes are motioned Sandi motioned to approve the minutes, seconded by Phyllis.

## Reports

- **Financial reports:** BOD approved the financial reports.
- **Grounds / snow:** no issues here regarding snow in Sept.
- **Community center / pool:** winterization of pool services (number 2 and 4 on the list were done last year = algacide installation & anti-stain protection, swimming pool pump pull) – BOD considers the services but right now, general annual pool cleaning covers the most necessary services.

## Unfinished Business

- **Tree risk assessment:** BOD decides that pruning the trees sometime in the autumn is necessary. BOD will decide about ordering the service in September, but BOD is waiting for another quote from another company.
- **Roof:** Building 1 roof replacement started 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 during the July meeting and are waiting for responses about it. Community Center’s stairs renovation is going to be done with the same company probably. Bod plans to decide during the next meeting about this and order the services for the upcoming year.
- **Intercom systems:** rewiring the intercom service plus pay for the phone lines to let the intercom work with phone call besides the code would cost 300 USD/ month maintenance. BOD decides not to do that.

## New Business

- **Corporate Transparency Act:** Sequoia informs owners that related to the CTA entities must comply by Dec 31, 2024 with the law mandating small businesses and condo associations to report beneficial ownership information (BOI) to the FinCEN network.
- **Power washing of garages:** Ed will power wash the garages and schedule cleaning with each building.

## Executive section

The Board went into executive session at 8:03 pm.

- BOD voted to approve EAA.

**Adjournment of meeting**

Meeting was adjourned at 8:22 pm. The next meeting will occur on Oct 16, 2024.