

# CONNER SQUARE CONDOMINIUM UNIT OWNER'S ASSOCIATION ANNUAL MEETING

22 February 2016

The Annual Meeting for Conner Square Condominium Unit Owner's Association met at The Great American Steak and Buffet, 8365 Sudley Manor Road, Manassas, Virginia on 22 February 2016.

Mr. Turner called the meeting to order at 6:11 PM.

A quorum was met with the following units represented: James Turner (9205 B), Edward Knippers (9203 S), Thomas Hedden,(9203 O, 9207 G), Frank Scully (9203 J), Martha Ghodsi (9205 E), Scott Watrous, by proxy (9203 P, 9207 B), Diep Hamilton, by proxy (9207 E), Pete Veltsistas, by proxy (9203 Q, 9203 F), Nick Veltsistas (9205 F), Holding LLC, PNT by proxy (9207 I, 9203 G), LLC (9203 K) and Bruce Chestnutt (9203B, 9203 C). Terri Jenkins of Burke Community Management Group was also in attendance.

The minutes from the Annual Meeting held on 23 February 2015 were reviewed. Mr. Turner moved to accept, and Mr. Scully seconded. Passed.

Ms. Jenkins presented the financial statement. The reserves were discussed and the association has \$42,000 for roofs yet to be done (seven remain). The next large expense will be the parking lot. **Management will check on which will be most advantageous: 1) doing the whole lot at once or, 2) doing the job in sections.**

Mr. Turner reported on the pump station and the sewage fee assessment (see minutes for 29 September 2015) was discussed. Mr. Turner also reported that the grass and plantings are in good shape for the coming spring.

## OPEN FORUM

Mr. Hedden: A leaky roof that had reported on earlier had not been fixed. **Management will check on getting this fixed.**

Ms Ghodsi: Suggested that a tenant's fee both when they arrive and when the leave should be levied. **Management will check the association's documents to see if this is possible.**

Mr. Scully: Asked about the possibility of fines for the unit owners whose tenants block the fire lanes and/or work on cars and other project on the parking lot. **Management will look into the extra cost for daily drive-bys and photos to help with this problem.** It was also pointed out that the city zoning authorities should be contacted first by those concerned, then the fire marshal, and then the police. Also, **Management will check with the police about painting yellow lines behind all parking places so that they can give tickets for vehicles double parked. What other properties in the area do about parking violations will be checked.**

**Mr. Turner and Management will check on the status of handicap signs and parking.**

Mr. Turner and Mr. Knippers stint on the Board of Directors expires with this meeting.

Mr. Turner moved that Mr. Knippers should be elected for another term; Mr. Hedden seconded the motion. Passed.

Mr. Knippers moved that Mr. Turner should be elected for another term; Mr. Chestnutt seconded the motion. Passed.

It was also decided that Mr. Turner shall remain President of the Board of Directors and that Mr. Knippers shall remain Secretary.

The meeting was adjourned at 6:57 PM.

Minutes submitted by

Edward Knippers  
Secretary

Approved



date

2-27-17



Burke Community Management Group

**Balance Sheet - Operating**  
Conner Square Unit Owners Association  
End Date: 12/31/16

Date: 2/27/2017  
Time: 12:06 pm  
Page: 1

**Assets**

Operating Cash			
10-1000-00	CAB Operating Account	\$66,950.91	
Total Operating Cash:			\$66,950.91
Investments			
12-1026-00	Cardinal Checking Account	132.34	
12-1028-00	Cardinal Bank Savings	1,307.48	
12-1030-00	Fauquier Bank CD	22,180.99	
12-1149-10	Washington First CD	12,676.31	
Total Investments:			\$36,297.12
Other Current Assets			
15-1110-00	Accounts Receivable	(8,508.31)	
Total Other Current Assets:			(\$8,508.31)
Total Assets:			<u>\$94,739.72</u>

**Liabilities & Equity**

Current Liabilities			
20-1000-00	Accounts Payable	2,921.67	
20-1030-00	Prepaid Assessments	2,012.20	
Total Current Liabilities:			\$4,933.87
Reserves			
30-0156-00	Replacement Reserves	98,680.07	
Total Reserves:			\$98,680.07
Owners Equity			
35-0140-00	Retained Earnings-Pr Year's	24,156.84	
Total Owners Equity:			\$24,156.84
	Net Income Gain / Loss	(33,031.06)	
			(\$33,031.06)
Total Liabilities & Equity:			<u>\$94,739.72</u>