

CONNER SQUARE CONDOMINIUM UNIT OWNER'S ASSOCIATION REGULAR MEETING OF
THE BOARD OF DIRECTORS

27 June 2017

The regular Meeting of the Board of Directors was held at the office of James Turner, 9205 B Enterprise Court Manassas Park, VA 20111.

Mr. Turner called the meeting to order at 2:10 PM. The following board members were in attendance: James Turner, and Edward Knippers. Terri Jenkins of Burke Community Management Group was also in attendance.

A notice waiver was signed and a quorum was declared.

The minutes of 23 May 2017 were reviewed and accepted.

The financial report for the date ending 31 May 2017 was reviewed and found in order.

It was reported that seven roofs are left to be done so that all units will have had roof replacements. The cost for the completion of the project will be \$65, 800. A motion was made that the final seven roofs should be replaced throughout the summer and fall with completion by October 2017. Passed. Although the reserves can well afford this expense, it was thought that the reserve cash will stay more even if the work and payments are spread out over several months. This also takes into account fluctuations in weather. **The timing for the work will be negotiated by Burke Management.**

It was reported that most if not all of the lower windows need to be resealed. This is an association expense and will be completed by Mr. Turner in a cycle of ^{ten} eight units at a time. **Estimates for the replacement of the upper windows are being collected and the best price will be decided upon.** The replacement of these windows are at the expense of the unit owners, perhaps through an assessment.

The downspouts for most of the units need to be replaced. Mr. Turner is exploring a way to protect the downspouts from being damaged by vehicles being parked. Replacements as needed are to come.

The association's lawyer has been contacted as to the legal status of enforcing a ban on the parking of tow trucks on the property because of the damage they have caused to areas of grass, etc. Whatever the outcome of this decision might be, those who have caused damage will be assessed a fine.

The next scheduled meeting will be on the 29th of August 2017.

Meeting was ajourned at 2:45 PM.

Minuted submitted by

Edward Knippers
Secretary

Approved



date 8-29-17