

Baldwin Grove Condominium Board Meeting Minutes February 28, 2019

The Baldwin Grove Condominium Board of Directors meeting was called to order at 7:00 p.m.
Board Members Present: Judy Kostelnik, Chuck Kelleher, Ann Durham, Linda Thel, Jesse Laswell
Also Present: Racheal Gore, Community Manager, Sequoia Management

Open Forum

- Cindy from 1344-A Garden Wall Cir. was present to discuss the structural damage found at her home. Management advised that the engineer drawings had not yet been received, and bids can't be obtained until the drawings come in. Management will follow up with the engineer on the drawings and will work to obtain bids as quickly as possible.
- The Board felt that NOVA Paint should have identified and repaired the issues at 1344 instead of caulking and painting over rotten wood. The Board asked Management to find out what legal recourse they might have. The Board also asked Management to find out if there is a statute of limitations on that.
- Cindy also mentioned there is bubbled paint on the side of the building. Management confirmed that had been noted and NOVA has been asked to make repairs when they return to paint the steps when the weather warms up.
- Maryam from 11306 Sundial Ct. was present to discuss a flooring and front door lock application she submitted. Management confirmed it was on the agenda in executive session. Maryam advised the Board the flooring padding was 12 millimeter hydro-shield and there will be area rugs on top. Maryam also discussed the lock, and the Board asked Management to find out if Reston Association's approval would be necessary. Linda motioned to approve the application with the caveat that Reston Association's approval must be obtained if necessary, and to approve the flooring application with all the standard caveats regarding rugs and noise. Judy seconded the motion, all were in favor, and the motion passed unanimously.
- Maryam informed the Board that she reported a leak to Sequoia Management almost two months prior to the meeting but had not heard from anyone about repairs. Racheal apologized to Maryam and explained she was not aware of the leak but would ask her assistant for an update immediately the next day. Racheal will work to have KGS Construction come out as soon as possible to correct the leak.
- Maryam also mentioned rotted wood around the exterior of her building and unit, warped shutters, and mold on the siding. Management will have KGS look into this. Maryam will send photos for reference.
- Maryam also discussed improper disposal of pet waste with the Board. The Board explained the difficulty with addressing this unless they know what address is causing the issue. Maryam asked the Board if they could install another pet station there. Management will look into pricing for that.
- Maryam asked the Board if anything could be done to address the issues with loose trash in the neighborhood, and whether larger community bins could be placed on-site. The Board explained some of the measures that have been taken as well as their limitations. The Board also noted that Reston Association probably would not approve permanent larger bins outside.
- The Board and residents present began to discuss how many issues such as trash and pet waste might be due to higher numbers of rental units in the community. The Board asked Management to find out what it would take to put restrictions in place on the number of rental units that are permitted. The Board would also like to know if they can charge more for units being rented. The Board discussed mailing out the unit information forms to everyone to try to obtain more updated renter information. Before they agree to the mailing, they would like to know if they have any legal recourse if someone submits false information on a form.
- Another resident mentioned she is replacing her fireplace and wants to know if there are any restrictions. Management explained there is no need to submit an application unless the change is structural. However, the Board asked Jessica to send in her contractor's information so they can ensure they are licensed and insured.
- Maryam noted that her reserved space is hard to identify because the markings are so faded. Management noted this is the case with all the spaces on Sundial and Garden Wall Courts and will obtain pricing for re-painting the markings on the courts.

- A resident asked about sprinkler breaks this winter, and Management discussed the causes. There were only two breaks and in both cases, they were exterior heads or lines, which are more susceptible to cold weather. The Board was encouraged by the fact that there were only two breaks so far and believes the additional notices and information provided to residents about heaters and procedures was helpful.
- Judy announced that her unit is on the market and this would be her last meeting. The Board and Management thanked her for all she had done for the community during her time on the Board.

Review of Minutes

The November 2018 Board meeting minutes were reviewed. Linda motioned to approve the November 2018 minutes. Judy seconded the motion, all were in favor, and the motion passed unanimously.

Executive Session

The Board entered executive session at 7:14 PM to hold hearings for dryer vent cleaning receipts. The Board returned to regular session at 7:27 PM.

Financials

November 2018, December 2018, and January 2019 financials were provided in the Board package but were not reviewed due to time constraints.

Old Business

- The Board reviewed the utility chart and asked Management to find out why the electric bills for 11314 Sundial and 1334 Garden Wall were higher than the other buildings. The Board also asked Management to find out if the rate for water had increased, and would like to confirm if the usage is metered or estimated.
- Ann advised that she asked around the community and determined many residents were against parking tags. The Board decided to table the draft parking resolution for the time being.

New Business

- Management discussed a price received from Total MGT, the cleaning company, for power washing the breezeway floors. Management will obtain additional pricing for review.
- Management discussed the issue of a loan for exterior renovations and noted that six banks have declined to provide rate information, but there are still two banks that may provide an offer. Management is working on obtaining additional proposals for exterior renovations. The Board discussed how to communicate the issue and potential resolutions to residents. Management will prepare a letter for residents and will provide it to the Board for review as soon as possible.
- The Board reviewed three proposals for structural repairs at 1353 Garden Wall Court. However, they did not feel comfortable making a decision because the prices were so far apart. Management will obtain additional bids for their review.

Executive Session

No Executive Session was held due to time constraints. The Board agreed to vote by email on any urgent requests.

Adjournment

The meeting was adjourned at 9:00 PM.