

The Plaza at Dunn Loring (Westbriar Plaza) 2021 Annual Meeting Minutes Via Zoom

Date: October 18, 2021 Time: 7:00

Board Members Present: Ina Nenniger, Daniel Pierce, Sara Wachspres, Haley Jaeger, Sam Min

Management Present: James Hill, Barbara Keith

Guests Present: Nick Kosmas, Scott Martin, Paula Ferdinand, Bev Tripp, Deborah Howard, Joe Averbach, Anders Lundegard, Amy Ishizawar

Proxies Received: 29

Ina Nenniger called the meeting to order at 7:06 pm. Quorum was met.

Daniel motioned to approve the 2020 Annual Meeting Minutes. Ina Seconded. The motion carried.

Financials:

The Association has \$242,279.56 in the Operating Account and \$86,327.93 in the Investment Accounts. There is \$316,192.68 in total in the Operating and Replacement Reserves Accounts. Overall, the Association is doing well. The 2022 Budget will be approved next meeting and then mailed to all owners.

2021 in Review:

- Sidewalk and crack fill has been completed.
- The Clubhouse was re-opened in July 2021 after being closed due to COVID.
- The Spa is in the permitting phase with Fairfax County. We are hoping to be approved to open next year.
- Verizon Fios has completed their installation.
- 2653 Park Tower had their windows caulked due to wear and tear from storms.
- There was a large expense for the Repairs of Fire Sprinkler Equipment.
- The Dryer Vents were Cleaned.

Goals in 2022:

- Open the Spa.
- Brick work and Caulking
- Painting the Hallways and lobbies.

Open Forum:

A resident was asking if anyone knew the brand of window screens to repair/replace their current ones. Other owners and management were able to give her some more suggestions on how to get them re-screened.

A resident has a water mark on their ceiling. Management asked for the resident to send them an email with their information to go look at the ceiling.

A resident asked if the association has discussed solar or electric Charging stations. Management stated that if someone was interested, they would have to complete an ARC form before anything was installed. A resident stated if more than one person wants to do this it could be cheaper.

A resident asking about paid parking spaces. The association does not have any for rent/sale. A unit owner can rent out their space to others in the building.

A resident from 2651-109 spoke about a leak that occurred in their unit from the unit above. They also stated the unit above is noisy. This would be an owner-to-owner dispute. The unit owner could take the unit to small claims court, but there is nothing more the association can do other than get the owners in contact with each other.

A resident asked about the installation of a door knocker. An ARC form must be submitted and approved by the board before installation.

Election:

Ina motioned to appoint Daniel Pierce to the Board. Sam Seconded. The motion carried.

The Annual meeting was adjourned at 7:48pm.