

**FINAL MINUTES  
COLINGTON HARBOUR ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
OCTOBER 19, 2010**

**Roll Call & Verification of Quorum:** Don Brady, John Collins, Marion Carroll, Frank Hendricks, Dennis Linkous, Melissa McAllister, and Ken Pagurek were in attendance. Present on behalf of Cape Management were Deke Bolte and Niels Moore.

**Proceeding:**

Meeting called to order in the Clubhouse at 7:10 PM by President Pagurek.. A moment of silence was observed.

Mr. Pagurek announced the addition of new Board member Marion Carroll, and welcomed him to the Board.

The meeting agenda was reviewed, and an additional Old Business item added. The amended agenda was unanimously accepted.

The minutes of the September 21, 2010 Board Meeting were read silently. Mr. Collins motioned that the minutes be accepted as amended. Ms. McAllister seconded the motion, all were in favor, and the motion carried approving the minutes.

**ACC Report:** Ms. McAllister provided a brief ACC report, noting that the Committee had recently approved applications for a shed and private bulkhead repairs, and had several additional applications pending approval.

**Crime Watch Report:** Jerry Raveling relayed that the only recent incident to report was a breaking and entering on Sir Chandler, where several bicycles and a gun were stolen (\$700 approximate value).

**Comments from the floor:** Mr. Pagurek opened the floor to comments. After all owners had an opportunity to be heard, Mr. Pagurek closed the floor.

**Reports or General Comments from the President:** Mr. Pagurek reported that – in consideration of concerns expressed by Association member Bill Froehlich during the last meeting – he has reviewed past documents related to this matter, and determined that the complainant was already on the record that he did not expect or anticipate any additional action by the Board. Therefore, the issue is considered closed.

**Reports or General Comments from the Secretary:** Mr. Hendricks announced that the Colington Volunteer Fire Department is sponsoring a spaghetti dinner on November 13, 2010.

**Reports or General Comments from the Member-at-Large:** Ms. McAllister commended all who have contributed to the covenant revisions project, and indicated that a great deal of work has gone into this worthwhile effort. She also recommended that the Board and community remain proactive in obtaining the CAMA major permitting necessary to improve the waterside areas and ensure adequate and safe access to the community's waterways. Ms. McAllister relayed that she has accepted a job in Northern Virginia, and will be unable to participate in the Board moving forward.

**Reports or General Comments from the Treasurer:** Mr. Collins distributed the Association's balance sheet and budget variance report, and briefly reviewed the financial situation. He asked Mr. Moore to review Cape's recommendations regarding collections of unpaid assessments. Ms. McAllister motioned that Cape initiate a staggered collections process via its attorney. John Collins seconded, and the motion passed unanimously.

**Manager's Report:** Mr. Bolte highlighted the Property Supervisor's report in the meeting package, and relayed completion of debris clean-up from storms; drainage ditch at 700 block of Harborview Drive; first coat of paint on the Clubhouse bathroom wall; 60,000 vehicles passed through gates last month; drain to be fixed at King Edward and Rhodoms; George Wood to continue CAMA application process; bar code evaluation to continue; gate guardhouse roof proposals under consideration, and will be reviewed at an upcoming Board workshop.

**Old Business:**

**A. Paving Project Update.** Eric Morrison presented a video demonstrating microsurfacing and slurry seal paving techniques. He indicated that the projected cost of such paving runs approximately 1/3 the cost of traditional paving, and should prolong a road's useful life in excess of five years. The Board asked Mr. Morrison to proceed with further

evaluation of this potential project, and he indicated that he would request a firm to conduct an onsite evaluation and provide a more detailed bid proposal.

- B. Jetty Project Update.** Scott Small updated the Board on the progress of his firm on the ongoing jetty project. He relayed that due to bad weather, the firm has only been able to work on the jetty for 5 ½ days since September 21, but that the forecast looks more favorable. Otherwise, work will proceed as scheduled.
- C. Groundwater Contaminant Assessment Request.** Mr. Moore reported that Mr. Robert Hobbs, attorney for the Association, had formally responded to the request for an assessment. To date, the Association has received no subsequent response.
- D. Homeowner Concern.** Mr. Pagurek reiterated that the issue raised by Association member Bill Froehlich during the last meeting is considered closed.
- E. Candidates Night.** Mr. Pagurek motioned that the Association donate \$50 to the Colington Volunteer Fire Department. John Collins seconded, and the motion passed unanimously.

**Comments from the floor:** Mr. Pagurek reopened the floor to comments. After all owners had an opportunity to be heard, Mr. Pagurek closed the floor.

**Adjournment:** Ms. McAllister motioned to adjourn the meeting. Mr. Hendricks seconded, the motion passed unanimously, and the meeting was adjourned at 8:15 PM.