

October 2025 Reserve Expenditures Resolution Worksheet

Date: December 17, 2025

Suggested Motion:

“I move to approve the October 2025 Reserve Expenditures in the amount of \$331,130.01 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the October 2025 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Jim Wicker				

GL Code	Reserve Item Description	Amount	Invoice #	Vendor	Detailed Description
95-9900100-02-02	Building Exterior	\$ 14,143.94	173348-109	Williams Professional Paint	Carpentry in Buildings 201 - 209, 806 - 827, 931 - 939, 941 - 949, 953 - 959, 960 - 970
95-9900100-02-02	Building Exterior	\$ 87,626.00	23947	Kolas	Exterior Carpentry Repairs at Buildings 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 971, 972
95-9900100-02-02	Building Exterior	\$ 13,368.63	9902038	Home Depot	Facia Replacment Materials
95-9900100-02-02	Building Exterior	\$ 98.98	6062347	Home Depot	Building 714 Erosion Control supplies
	Building Exterior Total	\$ 115,237.55			
95-9900200-02-02	Building Interior	\$ 9.38	25-0191-RB 072425	Paul Davis	1647 Preston Remaining Balance
95-9900200-02-02	Building Interior	\$ 90,269.23	7416	ServiceMaster	Final Invoice for 3492 & 3434 + Change Order of \$4861.27
	Building Interior Total	\$ 90,278.61			
95-9900305-02-02	Exterior Lighting	\$ 240.00	2515	Brian Mullins	Post light outside of Management Office
	Exterior Lighting Total	\$ 240.00			
95-9901203-02-02	HVAC	\$ 4,378.42	S035530096.01	J & H Aitcheson	Water heater parts (5 of Inducer Draft Motor & 1 of Burner Assembly)
95-9901203-02-02	HVAC	\$ 4,990.64	S036253771.002	J & H Aitcheson	Boiler Parts (3 of Assembly for AO Smith Bath & 15 of Bath 199/250 Burner & 6 of Blower Prover Switch)
95-9901203-02-02	HVAC	\$ 31,102.21	S035350107.003	J & H Aitcheson	3 Water Heaters (100 gallon gas water heaters)
95-9901203-02-02	HVAC	\$ 4,990.64	*duplicate invoice; refund being requested*		Water heater parts
	HVAC Total	\$ 45,461.91			
95-9901213-02-00	Waterproofing	\$ 11,850.00	1137	Envirotex Enviornmental	Mold Abatement at 1423 Martha Custis Drive
95-9901213-02-00	Waterproofing	\$ 2,500.00	1139	Envirotex Enviornmental	Negative Air Machines & Mold Air Samples at 3714 Lyons Lane
	Waterproofing Total	\$ 14,350.00			

95-9901222-02-02	Roof Maintenance	\$	600.00	23601	Kolas	Temporary Roof Leak Repair at 3472 Gunston
						3224 Martha Custis - replaced 6 tiles & IW shield
						1563 Mt. Eagle - Replaced 10 tiles
95-9901222-02-02	Roof Maintenance	\$	2,887.00	19143	Ruff Roofing	3724 Holmes - Cleared trash off roof area, replaced 8 tiles, LW shield, & sealed
						3452 Gunston - replaced 3 broken tiles
95-9901222-02-02	Roof Maintenance	\$	2,607.50	19108	Ruff Roofing	3444 Gunston - replaced 12 broken tiles & wood
						1633 Ripon - replaced 15 broken tiles & cleared
						3526 Gunston - Replaced 5 broken tiles
95-9901222-02-02	Roof Maintenance	\$	2,310.00	19119	Ruff Roofing	3249 Gunston - Replaced 5 broken tiles
95-9901222-02-02	Roof Maintenance	\$	2,912.50	19128	Ruff Roofing	3511 Valley - Replaced 8 broken tiles & IW shield
						3326 Coryell - ledge metal repairs
						1612 Preston - Installed 6 snow guards
						3451 Martha Custis - Extended 2 downspouts to lower gutter; sealed roof flashing
						3341 Martha Custis - cleaned out gutters
						3511 Valley - Replaced 3 broken tiles
						3526 Gunston - Replaced 7 broken tiles
95-9901222-02-02	Roof Maintenance	\$	2,005.00	24-PF-WO	Prime Roofing	1635 Mt Eagle - Resealed gutters on back
						1631 Preston - replaced 1 broken tile
						3768 - 3778 Gunston -Replaced two tiles
						3774 Gunston - replaced two tiles
95-9901222-02-02	Roof Maintenance	\$	1,895.00	18344	Ruff Roofing	1673 Preston - repair
95-9901222-02-02	Roof Maintenance	\$	480.00	464	NV Roofing	Roof 1621 Preston - installed Snow guards
						3331 Valley - replaced 3 tiles
						3724 Valley - replaced 3 tiles
						1641 Preston - replaced 4 tiles
95-9901222-02-02	Roof Maintenance	\$	1,628.50	18686	Ruff Roofing	3362 Coryell - needs ledge metal
95-9901222-02-02	Roof Maintenance	\$	480.00	465	NV Roofing	3304 Valley - installed snow guards
Roof Maintenance Total		\$	17,805.50			
95-9990101-02-02	Special Project #1	\$	125.00	2512	Brian Mullins	Wiring of new Exhaust Fan for Crawlspace - Building 102
95-9990101-02-02	Special Project #1	\$	6,282.44	10228-93856	E&G Services	Excavate & water seal exterior at front of building between stoops at 3512-3514 Valley

Special Project #1 Total		\$	6,407.44			
95-9990103-02-02	Special Project #3	\$	13,963.00	10228-22853	E&G Services	Crawlspace Gas Line Replacement at Building 228 (3212, 3214, 3216, 3218, 3220, 3222 Martha
95-9990103-02-02	Special Project #3	\$	13,963.00	10228-22945	E&G Services	Crawlspace Gas Line Replacement at Building 229 (3236, 3238, 3240, 3242, 3244, 3246 Martha
95-9990103-02-02	Special Project #3	\$	13,963.00	10228-23065	E&G Services	Crawlspace Gas Line Replacement at Building 302 (1801, 1803, 1805, 1807, 1809, 1811 Preston)
Special Project #3 Total		\$	41,889.00			
95-9990105-02-02	Special Project #5	\$	1,250.00	24703	Triad Engineering	1340 Patio Investigation / Repair Services (prepayment)
Special Project #5 Total		\$	1,250.00			