**FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS**

**BUILDING & GROUNDS COMMITTEE MEETING**

**Wednesday, May 4, 2022**

**COMMITTEE MEMBERS PRESENT**                **BOARD MEMBERS PRESENT**

Charles Monfort                              Joe Spytek

Claudia R.                                          Frona Adelson

Kristen K. Caroline Gil

Gavin

Margaret R.

Cynthia P.

Ed G.

Ed H.

Robert B.

Javier G.

Catherine R.

**OTHERS IN ATTENDANCE**

Dolly Sharma, Recording Secretary, Minutes Services

**CALL TO ORDER**

**MOTION:** Mr. Monfort **CALLED** the meeting to order at 7:03 pm as the quorum was met with all members present.

**B BUILDINGS HALLWAY RENOVATION UPDATE**

Ms. Adelson reported this project would be done in phases, with carpet and painting first, then electrical fixtures, then the doors. Ms. Adelson noted the residents poll indicated a preference for blue carpets, so she is collected samples of carpeting and tile for residents viewing.

She noted the association is looking to replace about 108 lights, including interior and exterior fixtures. She asked Claudia R if she could take the lead on developing options, which she agreed to do.

**LANDSCAPING PROJECTS**

* **Court walks in Courts 4, 8, 11, 13, and 15:** Many residents attended the court walks, and some owners submitted their thoughts after the deadline, all of which were forwarded to our landscape architect Don Brimser. Don will be developing court plans in numerical order.
* **Replacement plants installed in Courts 2, 5, 6, 9, and 14:** Some of our new plants have died and were replaced by Lancaster at no cost to the community per the warranty.
* **English ivy removed from Courts 1, 3, 7, 10, and 12:** The board approved removing English ivy for new year’s renovation courts; ivy in the courts being renovated this year will be removed as part of that work, and Courts 2, 5, 6, 9, and 14 will done in 2023.
* **Watering bags installed on new street trees.**
* **Cure notices sent to several residents:** The management company has sent cure notices to several residents about dead patio trees and unused raised beds.
* **Antifungal treatment on several new plants:** Several new plants received an antifungal treatment, and will continue to be monitored.
* **Lesser celandine to be removed:** Lancaster will be removing these at no charge while weeding the beds per the contract.
* **Crape myrtle oil treatment scheduled:** The scales are coming back on a few of the Crape Myrtle. As per the contract, an annual treatment for this issue will be performed.
* **Tree Day work on May 3, 2022:** Three small treesand hanging branches were removed; the stumps will be removed later.
* **Photinia work scheduled for 4-6 May:** The weather may delay project. *(Note: this project has been completed.)*
* **Court 6** **Drainage project delayed:** A meeting with residents to review this project has been scheduled for 27 May.
* **New plants needed for Courts 2 & 5:** Plants were removed in Court 2 for sewer work; new plants are needed here and in Court 5 where a tree was removed. Lancaster is preparing a proposal.

**APPROVAL OF MINUTES – MARCH 2022**

**MOTION:** Claudia **MOVED to APPROVE** the minutes for the April 2022 meeting.  Mr. Monfort **SECONDED,** and the motion **PASSED** unanimously.

**OPEN FORUM**

* Claudia noted dog walkers are letting their pets pee on garbage bags and suggested a newsletter article about “canine etiquette.” She also asked about the COVID signs at the playground. Ms. Adelson noted the signs are still up for legal reasons.
* Margaret suggested that we plant more evergreens during the landscaping renovation project, and also noted that two donated pawpaw trees are doing well and should be planted. She suggested we not plant any more invasive species like mondo grass or liriope. Finally, she suggested delaying pruning hollies during nesting season. *(Note: the paw paws will be planted this fall, we are avoiding all invasive species, and hollies will be pruned in mid-June.)*
* Cynthia wanted to know if anyone volunteered to water the trees around the tot lot, and said there are two residents interested in taking on this project. She also noted the weeds are growing in the parking lots and asked when these will be addressed. *(Note: an organic weedkiller has been sprayed on these weeds.)*
* Kristen asked whether the dry riverbeds near her unit are new. Mr. Monfort noted they have been there for several years, and Lancaster does not install them anymore due to liability issues but uses grassy swales instead.
* Ms. Adelson suggested having volunteers plant annuals in the pots near the swimming pool entrance. Mr. Monfort suggested an announcement seeking volunteers.
* Mr. Spytek inquired about the replacement of the benches by the tot lot with something more aesthetically pleasing and more comfortable. The board will discuss and update the residents on the same.

**NEXT COMMITTEE MEETING:** Wednesday, June 1, 2022, at 7 pm**.**

**ADJOURNMENT**

**MOTION**: Hearing no further business, the meeting was **adjourned** at 8:01 pm.

Respectfully submitted by: Minutes Services