

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
SOUTH FAIRLINGTON COMMUNITY CENTER  
OCTOBER 4, 2005

<b>IN ATTENDANCE</b>	John Thurber	- President
	David Andrews	- 1 <sup>st</sup> Vice President
	Judy Pisciotta	- 2 <sup>nd</sup> Vice President
	Bryan Hochstein	- Secretary
	Lisa Farbstein	- Treasurer
	Diane Thurber	- Recording Secretary
	Paul Leddy	- Community Manager, CMC
	Chuck Edwards	- Co-Chair, B&G Committee
	Jack Clark	- Maintenance Manager
	Steve Spayd and Jimmy Knapp	- Century Pools, Inc.
	Beth Johnson, CPA	- Ahlberg & Company, P.C.
	Frank Painter, Jr.	- Gardner James Engineering

**CALL TO ORDER AND QUORUM** 7:00 p.m. call to order. Quorum established.

**EXECUTIVE SESSION** By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss personnel issues and a delinquent account. Following discussion, by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session. .

**APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED, the minutes of the August 31, 2005, meeting, were approved as submitted.

**POOL** Messrs. Spayd and Knapp made a presentation to the Board in support of their contract proposal. Century Pools is a full-service pool management company that has been in business over thirty-two years, and they manage 550 pools in the D.C. Metro area. Safety is their highest priority, and safety inspections are conducted on a random, unannounced basis. Century requires guards to be re-certified every year, and in-service training is held on a continuing basis throughout the summer. The contract includes pre- and post-season inspections, weekly meetings and assessments, lifeguard recruitment and training, chemicals, water testing kits, insurance, pool operation and maintenance, winterization, etc.; not included are major repairs, such as concrete work.

By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal from Century Pools for managing the operation of the pool for the 2006 season, with the provision that a comparison between Century's rules and those of the Association will be conducted, and that any inconsistencies will be worked out prior to opening.

**AUDIT** Beth Johnson of Ahlberg & Company attended the meeting for the purpose of reviewing for the Board the draft copy of the proposed audited financial statements for the Council of Co-Owners for the year ended December 31, 2004.

**ROOFS** The roofers who bid on this project came highly recommended to Mr. Painter. Ruff does a lot of slate work and is familiar with historical buildings. Based on the recommendations, Mr. Painter recommends Ruff. Access to the building was discussed, and the Board was clear that no trucks are to be driven on the lawns.

**B&G COMMITTEE** By UNANIMOUS CONSENT, the Board approved an expenditure from

	B&G's budget to include the fall planting, flowers in the circle, and tree work, as outlined in contracts with Valley Crest and Hook's Services.
<b>SEWERS</b>	Inspection of the lines by camera has begun.
<b>INSURANCE</b>	By MOTION duly MADE, SECONDED and CARRIED, the Board voted to continue the Association's master insurance coverage with USI.
<b>RENOVATION REQUEST</b>	Resident notified by CMC that the Board required detailed drawings for proposed renovation. Those plans were forthcoming, and the Board now wishes to speak to him and his architect about the work. Mr. Leddy was asked to send resident a letter to that effect.
<b>GUTTER REQUEST</b>	Resident on S. 34 <sup>th</sup> Street requested additional gutter on the back of her unit. Mr. Clark will evaluate and make a recommendation to the Board.
<b>REPLACEMENT WINDOW VIOLATIONS</b>	The owners of unit on S. Stafford Street have corrected the problems with their windows (different style windows on first and second levels, plus kitchen window four-over-four); however, violations remain at two other units, both with wrapped sills. Mr. Leddy was instructed to send a certified letter to each of those owners, instituting due process.
<b>BYLAW VIOLATIONS</b>	<ul style="list-style-type: none"> <li>- The Board requested that a letter be sent to resident on S. Stafford Street, instructing her to remove personal belongings she has placed in the common area outside her patio fence.</li> <li>- The Board requested that a letter be sent to residents on S. Stafford Street, instructing them to remove the motorized vehicle stored outside their patio fence, and further informing them that the vehicle may not be driven on the lawns.</li> </ul>
<b>PAINTING</b>	The work continues, and all that remains are the doors. The Board has received several unsolicited calls from residents saying that Middledorf is doing a good job.
<b>COMPUTER</b>	Mr. Hochstein will coordinate the purchase and installation of a new computer at the maintenance shop.
<b>WALKWAY LIGHTING</b>	Mr. Clark has purchased the poles and the lights, and will have them installed by the end of the week. An electrician will come to wire them.
<b>BRICK WORK</b>	Brikwurks Masonry has provided a list of recommended work throughout the village, and has started in Court 1, replacing and pointing up the bricks on the porches.
<b>ASSOCIATION TRUCK</b>	The starter needs to be replaced, and Mr. Clark requested the County sticker from CMC.
<b>RECENT PURCHASES</b>	Mr. Clark has purchased a new fax machine and two new saws for the shop, as well as the snow blower from Lowe's, which the Board recently authorized.
<b>ANNUAL MEETING</b>	Mr. Thurber will prepare a cover letter and a Treasurer's letter, to be contained in the packet mailed to co-owners. A proxy card and a copy of the proposed Budget will also be included. The packets must be postmarked by October 15. BC May, President of DEC Commercial Cleaning, has offered to provide refreshments for the meeting, which the Board is pleased to accept.

**NEXT MEETING**

The next regular meeting of the Board will be held on Wednesday, November 30, 2005, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

**ADJOURNMENT**

By MOTION duly MADE, SECONDED and CARRIED, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary