

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
APRIL 19, 2017

IN ATTENDANCE John Thurber - President and Treasurer
Mary Ellen Finigan - 1st Vice President
John Sitton - Secretary
Anne Gillis - Director
Diane Thurber - Recording Secretary
Sabiha Noorzai-Barbour- Portfolio Manager, CMC
Tracey McGovern - Chair, Pool Committee

CALL TO ORDER AND QUORUM Call to order at 6:50 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquencies and non-issuance of Recreation Cards to residents not in good standing. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:55 p.m.

NEW BOARD MEMBER Mr. Thurber introduced Anne Gillis. Ms. Gillis has volunteered to fill the current vacancy on the Board and to serve through the Annual Meeting, at which time she will run for a full term of office. Article IV, Section 6 of the Fairlington Meadows Bylaws state that "Vacancies on the Board of Directors caused by any reason other than the removal of a Director by a vote of the Council shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until [a] successor is elected at the next annual meeting of the Council." By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0, the Board voted to appoint Anne Gillis to fill the vacant position on the Board of Directors to serve until the October 2017 Annual Meeting.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-0 (Gillis) the minutes of the February 15, 2017, meeting were approved as presented.

APPROVALS SUBSEQUENT TO MEETING By UNANIMOUS CONSENT the Board voted to reaffirm and enter into the record items approved via email between the time of the Board meeting on February 15, 2017, and this meeting, as follows

1. Estimate for emergency tree work.
2. Proposals for roof, gutter and downspout work.
3. Request for kitchen renovations.
4. Proposal for emergency slate and vent repairs.
5. Two requests for bathroom renovations.
6. Request to install porch handrails on front and back stairs.
7. Request for basement and bathroom renovations.
8. Three proposals for tree work and plantings, another for the spring planting, and a fifth for turf application.
9. Two requests for kitchen remodels.
10. Request for basement renovations.
11. Proposal for gutter, flashing, downspout, and wood repairs.
12. Request to install radon mitigation system.
13. Request for bedroom and bathroom renovations.

POOL The committee will be meeting on April 27 at the FCC. There currently are four full-time members, and they are hoping for one or two more, plus volunteers to assist with socials. Packets for recreation cards will be distributed to the Court Chairs within two weeks, and will include copies of the new smoking policy and early proxy. Many residents have requested additional shade at the pool, and the committee proposed the construction of a shade structure, which the Board authorized. A pre-opening work party will be scheduled. The Board noted that we have purchased a new water fountain and new hose reel, and that “no smoking” signs would be posted within the pool enclosure and restrooms.

CHIMNEY REPAIRS Three chimneys are in need of major repair, and a contractor has been selected. The work is not a complete replacement of the bricks, but “tuck pointing,” a process by which loose mortar is chipped out (bricks remain in place) and new mortar is “tucked in,” so the chimney becomes a solid structure again. By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to approve the proposal from W.R. Restoration, Inc. for repairs to three faux chimneys, pending receipt of satisfactory references.

ID/IQ CONTRACT The Board has entered into an ID/IQ contract with roofing contractor. Once this contract is in place, roofing work can be handled by work orders approved via email. By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to approve the ID/IQ contract between Katchmark Roofing and Fairlington Meadows, to be used as an umbrella contract for future work orders.

AUDIT By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to accept the proposal of Goldklang Group CPAs, P.C. for audit and tax preparation for FY 2017 and 2018.

LITTLE FREE LIBRARY A Little Free Library, constructed by the maintenance crew, has been installed near the playground, and there was an official ribbon cutting on Sunday, April 2. Board member Lisa Farbstein made a presentation and offered cupcakes. A small sidewalk constructed of brick pavers was later added, and the B&G Committee will be planting flowers at the base. The library is being used by residents, and is a nice feature for the community

SIGNS “No Smoking” signs will be placed inside the pool enclosure and pool restrooms; those near other recreational areas (basketball court, tennis courts, playground) will say “No Smoking Within 25 Feet.”

CARPET CLEANING Carpet cleaning in the B-buildings will be done in April or May.

FiOS Most of the green Verizon FiOS boxes are flush with the ground; a few have sunk, and fill dirt was laid. The ties on the fences are drawstrings used to pull cables through the conduits. The gray pipes in patios can be hidden with plants or mulch, and possibly can be painted.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, May 17, 2017, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular meeting, beginning with Residents’ Forum.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Diane Thurber, Recording Secretary