

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SHIRLINGTON PUBLIC LIBRARY, CAMPBELL MEETING ROOM
4200 Campbell Avenue, Arlington, VA 22206
AUGUST 15, 2007

- IN ATTENDANCE** John Thurber - President
David Andrews - 1st Vice President
Lisa Farbstein - 2nd Vice President / B&G Liaison
Debbie Diener - Treasurer
Diane Thurber - Recording Secretary
John Kilkenny - Community Manager, Condo Division, CMC
Rusty Garth - Pool Committee
- CALL TO ORDER AND QUORUM** Call to order at 6:45 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:00 p.m.
- APPROVAL OF MINUTES** By UNANIMOUS CONSENT the minutes of the July 18, 2007, meeting were APPROVED as amended
- APPROVALS SUBSEQUENT TO MEETING** By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular meeting on July 18, 2007, and this meeting. Those items are:
1. Proposal to treat the elm tree in Court 15 for Dutch elm disease.
 2. Request by residents to replace windows in their unit on S. Stafford Street, in accordance with contract and with Fairlington Meadows Replacement Window Guidelines.
 3. Bond increased under master insurance policy.
- SEWER RELINING** The current phase of the project is nearing completion; camera inspections will be conducted at the end of the month. Mr. Thurber has visited the work sites a number of times and is impressed with USS&D and with the project engineer. The crew appears to be doing everything it can to minimize the sizes of the pits, and did a good job back-filling. The pits are settling, as they should, and hopefully everything is working properly. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to continue with US Sewer & Drain, and to request that they provide the Board with two proposals for the remainder of the sewer lateral relining and camera work -- one that assumes completion of the work in the next two years (i.e., 2008 and 2009), and the other for a three-year date of completion, that also includes 2010.
- POOL** Mr. Garth reported for the Pool Committee. They are currently under budget, but will likely use the remaining funds for the Labor Day picnic. The Committee has been working to create a relationship with the pool company. He is in telephone contact once a week with our Regional Manager. There are plans for an end-of-the-year inspection in order to make recommendations to the Board for any needed repairs, or equipment or furniture issues; they also plan to make a recommendation re: a pool management company for next season. An underwater light was burned out, but has been repaired. The Board would like clarification as to who is in charge of the Committee. Mr. Garth reported that Mr. Lassiter and Mr. Anderson are still Co-Chairs (social and administrative, respectively) and that he

is "only the liaison with the pool company and maybe the Board." The Board requested that the Committee function under the "Roles and Responsibilities" document that is in place, adding that the 12-year-old document mentioned earlier is no longer applicable (it was to have been reviewed and updated). Mr. Garth believes other existing documents also may need to be updated so that everything is in sync.

PAINTING The Board received an amended proposal from Middledorf for this year's painting cycle. The Board will request a start date of after Labor Day when residents are back from vacation. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal from Middledorf Property Services, Inc., for exterior painting in Courts 7, 8, 9 and 10. An updated copy of the Processes and Procedures will be appended to the contract. One door from the last painting cycle will be redone under warranty.

DISCLOSURE PACKETS As of July 1, 2007, the cost to the seller for a disclosure/resale packet is \$265.00. This increase was put into effect by the State of Virginia.

RECYCLING Extra bins may be needed to accommodate the amount of recycling in some courts. Ms. Farbstein will take a survey and e-mail her findings to Mr. Kilkeny, who will contact Capitol Services.

EMERGENCY SERVICE Beginning in January 2008, Associa will be offering a new emergency service. For a yearly fee, the Association would be entitled to send four one-minute telephone messages to registered users, informing them of any emergency information the Board wishes to disseminate. The Board requested that Mr. Kilkeny obtain further details of the service for discussion at a future meeting.

ANNUAL MEETING The Annual Meeting is scheduled for Wednesday, October 24, 2007, in the Abingdon Elementary School cafeteria, 3035 S. Abingdon Street, Arlington, Virginia, 22206. The Board and CMC are in the process of preparing necessary documents. The Court Chairs will again be mobilized to assist in collecting proxies.

NEXT MEETING The next regular meeting of the Board will be held on Wednesday, September 19, 2007, in Room 110 at Wakefield High School, 4901 S. Chesterfield Road, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary