

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
AUGUST 11, 2010

IN ATTENDANCE

John Thurber	- President
Lisa Farbstein	- 2 nd Vice President / B&G Committee Liaison
Jackie Maguire	- Secretary / Pool Committee Liaison
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Jason Eglin	- CMCA, AMS, Community Manager, CMC
Drew Thompson	- Co-Chair, Buildings & Grounds Committee
Nathan Pollard	- 3422 S. Stafford Street, A-1

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 to discuss compensation packages for maintenance personnel, letters to residents regarding Bylaw violations, and a question for legal counsel. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:10 p.m.

FROM EXECUTIVE SESSION By UNANIMOUS CONSENT the Board voted to APPROVE the compensation packages for Meadows maintenance personnel Jack Clark and Jose Ramirez.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the Board voted to APPROVE the minutes of the meeting of June 29, 2010, as presented.

APPROVALS SUBSEQUENT TO MEETING By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record the following items, approved via e-mail between the time of the last regular Board meeting on June 29, 2010, and this meeting:

1. Three requests for kitchen renovations.
2. Proposal from Community Pool Service for plaster patch in pool bottom, regrouting some tile areas, and repairs to the ladder anchors.
3. Proposal from Community Pool Service for winterization items. The final day the pool will be open is Monday, September 6.
4. Request to enlarge the exterior stairwell drain.
5. Request for major interior renovations to unit.
6. Two request for window replacements.

BUILDINGS AND GROUNDS COMMITTEE During the major storm on August 5, trees fell onto two buildings and four windows were broken. Contractors were called and responded immediately to cut away branches, board up windows and perform some interior cleaning. Affected residents are responsible for damage to their possessions and unit interiors; however, the Association will cover window repairs. An insurance claim was filed immediately, and the adjuster will be on the property on Monday to assess the damage. Hook's Services performed tree work, primarily in Courts 3 and 10, as well as in Courts 5 and 6 and around the pool, and will be grinding stumps. Katchmark performed minor roof and gutter repairs; the roof of most concern was in Court 10, where a large tree fell onto a building. Prior to the storm, Hook's Services provided a proposal for tree work throughout the village. There are three items from that list that must be done immediately, two of which relate to the roof scheduled for replacement in Court 4 – prune two hollies at 3425 S. Stafford Street, and prune the hemlock between 3417B and 3419A S. Stafford. The other items are to

remove deadwood in the hemlock at 4211 S. 35th Street and two diseased hollies at 3475-3477 S. Utah Street. Residents will be notified when the work is scheduled.

The Board wished to express their thanks to the following individuals: to Mr. Eglin for being on top of the situation within minutes after the August 5th storm, responding to reports of damage and residents' request for assistance; to Chuck Edwards and Drew Thompson for being on the scene, conducting an immediate assessment, and getting contractors on board as quickly as they did; to the contractors, with whom Mr. Edwards and Mr. Thompson have built a great relationship over the years, who were extremely diligent and who got our community looking better faster than any others; and to the maintenance crew, Jack and Jose, for their considerable clean-up and repair efforts.

The Committee expended monies in its budget on winter storm damage and parking lot cleaning, but in an attempt to be fiscally conservative, they spent zero dollars on planting during the 2010 season. However, since there was so much damage to the trees and perennials this year, they are requesting that the Board double their 2011 budget for plantings and pruning. This amount is beyond the lawn contract, so they can "get things back to where they should be." The Committee will be working with the County to replace damaged street trees. The Board recognizes that the Committee is "behind on plantings." Ms. Farbstein added that residents take a great deal of pride in the community and how the grounds look and that replenishment should be seriously considered, as we have lost a significant amount of shrubbery. Also, it is important for the community to have trees of different ages, and large trees must be replaced as they fall. B&G is committed to not replicating mistakes that were made in the past as to what was planted (pear trees that tended to split) and where (evergreens too close to the buildings). The Board will take the Committee's request under consideration when preparing the 2011 budget.

The Committee received five bids for a new grounds contract, and has made their recommendation to the Board. The contract will continue to be managed on the same "a la carte" basis as the current contract. A la carte items include such things as parking lot cleaning, number of edgings, mulching, lawn spraying, fertilizing, aerating, pruning and weeding. The new company will also provide snow removal services.

Tot Lot: The proposals for upgrades to the Tot Lot are excessive. Further research will be done to determine how to bring the costs down.

Court 11 Common Area: Residents on S. Utah Street have requested that the common area between their two units be sealed off as a cut-through, and the Committee agrees. Although there is no set rule on sealing off the areas between buildings or leaving them open, the area in question is one of the tightest building-to-building spots in the neighborhood, and it is inappropriate as a walkway.

Outdoor Water Spigots: It is essential that the Committee have access to water for new plantings, but many of the spigots are broken. They will prepare a list of those needing repair and requested that the Board authorize CMC to send letters to those homeowners informing them that repairs must be made, even if they "inherited" the problem.

TOWING CONTRACT The Board is working with A-1 Towing to update the contract.

COURT 8 DRAINAGE A larger "vault" may help alleviate flooding at the north end of the parking lot during periods of heavy rain. A grate with larger openings may also help, and does not appear to be a safety problem. Changing the vault will require excavating the area, removing the current vault and installing a new pipe. The new vault would be ten feet wide rather than the current

three feet, and would store more water until it has a chance to drain off. Mr. Eglin will request a proposal to perform this work, and an additional proposal for repaving.

SEWER RELINING Work to properly reline the sewer at 4100 S. 33rd Street is complete. The work done by the original contractor was found to be faulty.

**NEXT MEETING/
ADJOURNMENT** The next regular Board meeting will be held on Wednesday, September 29, 2010, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum. By UNANIMOUS CONSENT the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary