

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 20, 2014

IN ATTENDANCE

John Thurber	- President
Mary Ellen Finigan	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President / B&G Liaison
Jacqueline Maguire	- Secretary
Debbie Diener	- Treasurer
Diane Thurber	- Recording Secretary
Dwayne Frazier	- Portfolio Community Manager, CMC
Chuck Edwards	- Co-Chair, B&G Committee
Judi Garth	- Co-Chair, B&G Committee

CALL TO ORDER AND QUORUM Call to order at 6:48 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss unit alterations possibly in violation of the Bylaws and/or County ordinances; violation letters being sent to residents; and a legal matter. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:30 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0 (Diener, Maguire) the minutes of the July 16, 2014, meeting were APPROVED as presented.

APPROVALS SUBSEQUENT TO MEETING By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the Board meeting on July 16, 2014, and this meeting, as follows:

1. Proposal to seal holes in woodwork and remove and replace three pipe collars on the rear of the building at 3479 S. Stafford Street. Also included in the proposal, for 3473 A and B S. Stafford Street: re-pitch the gutter and seal openings at eaves to prevent animal entry. The work at 3473 is covered under warranty.
2. Proposal for roof repairs at 3435 A and B S. Stafford Street, to include removal and replacement of one pipe collar on rear middle section of the building, re-seal of two vents, and roof inspection.
3. Proposal for porch eave rebuild and gutter replacement at 3433 A and B S. Stafford Street.
4. Proposal for front porch roof replacement at 4217-4219 35th Street, S.
5. Request for main level bathroom renovations.
6. Agreement for the installation of additional security lighting on S. Stafford Street, following report of two "peeping tom" incidents. Actual fixture style and logistics of installation yet to be determined.
7. Proposal to remove and replace three pipe collars on the rear of the building at 3456 S. Stafford Street, as well as to replace missing and damaged clay tiles, and furnish and install new chimney plate.
8. Agreement to provide end-of-the-year bonuses to lifeguards.
9. Proposal for porch eave rebuild and gutter replacement at 3469-3471 S. Utah Street.
10. Proposal for removal of a Leyland cypress tree in the rear common area at 3461A S. Stafford Street.

11. Change Order necessitated when additional rotted framing was discovered during porch eave rebuild at 3467 A and B S. Stafford Street.

BUILDINGS AND GROUNDS CTTEE. - The Board and the Committee will work together to determine which violations are high priority and then follow-up; due process may be instituted in some cases.
- Samples of new, recommended exterior door colors were presented to the Board, and a selection of five was made, by consensus. All are Benjamin Moore high gloss.
- The Committee was authorized to purchase exterior porch mats for B-buildings that do not currently have a mat. Two choices were presented to the Board; the mat selected is by American Floor Mats, Waterhog Premier, Gray Ash color. Size will be 2' x 3'. In most cases door clearances will not allow for inside mats.
- The repainting of chair rail molding and handrails in the B-buildings is still being considered. Price estimates received to date have been very high.
- The remaining 18 new carpets will be installed beginning September 2. The contractor is the same one that installed the first nine.

POOL The last day of pool season is September 1, and the Board has received a proposal for closing procedures. It may be necessary to drain the pool to repair the "plaster pop" in the deep end; a temporary repair was made soon after it was noticed. The Board is still working to determine the necessary course of action; we don't want to pay for and put winterization chemicals into the water, only to have to drain it later. We are investigating the possible purchase of new frames for the umbrellas. The fabric canvasses appear to be fine, but the interior mechanisms all have been broken due to over-cranking. The frames being recommended are "push up" style, so they may be easier to open (the current ones can be pushed up, but with great difficulty).

ANNUAL MEETING This year's Annual Meeting will be held on Wednesday, October 29. The Budget and other mail-out documents are expected to be at the printer by mid-September.

RESERVE STUDY Reserve Study is underway.

RESIDENT REQUEST The Board granted a request from co-owner on behalf of tenant for approval of a canine and kennel structure at the property. Tenant is candidate for special K-9 unit, and the dog already will have been to obedience school for training in explosive detection (not apprehension or attack). The kennel will be approximately 10' x 5'; it will not exceed the height of the fence line, is not a permanent structure, and will not be attached to the building or the fence. All rules regarding pet ownership shall apply.

NEXT MEETING The next regular monthly Board meeting is scheduled for Wednesday, October 1, 2014, 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 8:30 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary