

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 19, 2015

IN ATTENDANCE	John Thurber	- President
	Mary Ellen Finigan	- 1 st Vice President
	Lisa Farbstein	- 2 nd Vice President/B&G Liaison
	Jacqueline Maguire	- Secretary
	Bill Russell	- Treasurer
	Diane Thurber	- Recording Secretary
	Dwayne Frazier	- Portfolio Manager, CMC
	Shirley Nycum	- 3303 S. Stafford Street, A-1
	Chuck Edwards	- Co-Chair, B&G Committee
	Judi Garth	- Co-Chair, B&G 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 legal matters, the most recent incident of vandalism, and delinquencies. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:07 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0 (Farbstein), the minutes of the June 17, 2015, 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 June 17, 2015, and this meeting, as follows:

1. Numerous Proposals for roof repairs throughout the village, including: tile and slate replacement; roof and porch gutter and downspout replacement; replacement of exterior crown molding on dormers; replacement of other rotten wood; new vents, pipe collars and chimney caps; porch eave rebuilds; replacement of counter flashing and Z-flashing; resealing vents; and "Full Day of Service" (numerous minor repairs);
2. Proposal for approximately 90 square yards of paving repairs in Courts 7 and 9, and a 2' x 2' patch repair in Court 8.
3. Proposal for masonry repairs to approximately forty porches.
4. Permission granted for Pool Manager/lifeguard to offer swimming lessons to Meadows residents in the morning before pool opening.
5. Two requests for new HVAC systems.
6. Request for the installation of a radon remediation system.
7. Contract for B-building cleaning services for the period August 1, 2015, through July 31, 2016.
8. Two requests for bathroom remodeling.
9. Request for countertop and sink replacement.
10. Request for renovations to bedroom, upper bath and patio, as well as floor work. Request to install a new exhaust fan, which would have required penetration through the exterior of the building, was DENIED.
11. Proposal for crack repairs on the tennis courts.
12. Request for replacement windows.
13. Request for kitchen remodeling.

14. Proposal for tree removals in Court 3 and 14, as well as repairs to the fire-damaged cedar trees at the bulletin board near the tennis courts.
15. Proposal for other tree pruning.
16. Request for patio renovations.

ANNUAL MEETING The Annual Meeting of the Council of Co-Owners is scheduled for Wednesday, October 28, 2015, and will be held in Room 100 of the South Fairlington Community Center, 3308 S. Stafford Street, Arlington, VA 22206. Registration will begin at 6:30 p.m., and the meeting will commence promptly at 7:00 p.m. Mr. Russell, who was appointed by the Board to complete the unexpired term of departing Board member Debbie Diener, will run for a full term. Mses. Maguire and Finigan also will seek additional terms. Board President preparing the Budget and other documents that will be mailed out to all co-owners. Notification methods include: advance proxies, Homeowner Link notification, canvassing by Court Chairs, electronic proxy on website, article in Messenger, and sandwich board.

RESIDENTS' FORUM:

3303 S. Stafford St. Resident concerned about the condition of her porch and several concrete sidewalk panels in front of her unit. Issue with window well has been addressed. The Board acknowledged that they are aware of the remaining problems, and repairs will be made. Additionally, this building is on the current list for stoop pointing. Resident will be kept informed of timing for repairs.

B&G COMMITTEE Lawns: Ms. Garth reported extensively on her research regarding lawn spraying. It was agreed to begin a trial program of more organic lawn care, starting with the next spraying in October.

Personal Property in Common Areas: There has been a proliferation of personal property in common areas lately, including neon-colored Adirondack chairs, tables, lawn chairs, personal benches, lawn ornaments, lighting, and toys. The large chairs, in particular, imply that they are on residents' personal property. A letter will be sent to all residents requesting the prompt removal of such items. If not removed by the residents, items will be collected and taken to another location, where they may be claimed. Additional B&G-supplied benches will be placed in some courts to provide residents a place to sit outside.

Trees: Concern expressed about the way some bushes are pruned. Committee Co-Chairs will meet with grounds maintenance contractor to discuss; a tree replacement plan will be drawn up, as well as a tree planting policy.

BYLAW VIOLATION (Off-leash dogs) Discussions with non-resident owner appear to have been sufficient to cause tenant to discontinue allowing dogs off-leash in the common area. However, should the behavior resume, due process may be instituted.

POTHOLE REPAIRS Repairs will be made in Courts 7 and 9, and a small hole filled in in Court 8. Contract has been signed, and work will commence after Labor Day.

TENNIS AND BASKETBALL COURT REPAIRS

- A contract for tennis court crack repairs has been signed. Recreation Committee Co-Chair will oversee the work.
- There is a large crack that runs the entire length through the center of the basketball court. The maintenance crew will be asked to repair it.

ROOFS There currently are a large number of roofing projects underway. A color-coordinated “logging” system has been established to ensure that the work listed in the multitudinous contracts is being done and done correctly, and that we are being properly charged.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, September 16, 2015, 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 8:45 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary