

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 30, 2017

IN ATTENDANCE

John Thurber	- President and Treasurer
Mary Ellen Finigan	- 1 st Vice President
John Sitton	- Secretary
Anne Gillis	- Director
Diane Thurber	- Recording Secretary
Austin Morrill	- Northern Virginia Homes Agent for 3455 S. Stafford Street
Savannah and Alex Weston	- 3337 S. Stafford Street

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 delinquencies and personnel compensation. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:06 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED 3-0-1 (Thurber), the minutes of the August 16, 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 June 21, 2017, and this meeting, as follows

1. Estimate to remove storm-damaged redbud in Court 10.
2. Request for patio renovations.
3. Request for kitchen renovations.
4. Proposal to replace missing roof slates in Courts 11 and 15.
5. Proposal to replace deteriorated screen covers with new steel vent cover plates on two chimneys.
6. Request to replace floor tile in basement.
7. Request for upper level bathroom remodeling.
8. One year contract renewal for cleaning services in the 27 B-buildings.
9. Proposal for full roof replacement at 4247-4255 35th Street, S.
10. Proposal for exterior painting in Courts 3, 14 and 15.
11. Request for kitchen and bathroom renovations.
12. Request for window replacement.
13. Proposal for turf application of Tenacity for crabgrass and weeds.
14. Proposal for tuckpointing five areas in Courts 1, 2, 3, 10 and 14.
15. Request for kitchen and basement renovations.
16. Proposal to extend pool season one additional weekend.
17. Proposal for dormer replacements at seven locations in Court 11.

RESIDENTS' FORUM:

3455 S. Stafford Agent for non-resident owner attended meeting to discuss possible remedies to alleviate water intrusion into the unit.

BUDGET Discussion of proposed Budget. Board members are satisfied with the Budget and confident to present it to the co-owners. The proposed increase is 2.6%.

ANNUAL MEETING The meeting will be held on Tuesday, October 17, at the South Fairlington Community Center, 3308 S. Stafford Street. Notice of the meeting will be mailed to co-owners as prescribed in the Bylaws. In addition to the formal mailing by management, other methods of notification will include: sandwich board in the circle, postings on Association's website and Facebook page, mention in Meadows Messenger newsletter, and Homeowner Link telephone message. The packet will contain informational letters from Board President and Treasurer, proposed 2018 Budget, explanation of reserves, order of business, voting codes, proxy card, and résumés of candidates for open Board positions. Board President will present a State of the Association address, and other Board members who wish to do so will speak on topics of their choosing; Committee Chairs will also make presentations. Light refreshments will be served.

HOMEOWNER LINK The Board is interested in knowing who/how many residents are registered for this emergency notification service. Our management agent may be able to provide that information.

**PCE
CONTAMINATION
ISSUE** Board members met with ECS [ECS Mid-Atlantic, LLC, an environmental consulting firm] and VDEQ [Virginia Department of Environmental Quality, which monitors ECS] and walked the grounds with Meadows Maintenance Manager. Since the borings will go down fifteen to twenty feet, it was determined that some proposed drilling areas could be problematic due to the location of the sewer lines, so adjustments were made. A second notice informing residents of this testing has been prepared and will be hand-delivered to residents and mailed to non-resident owners of Courts 7 and 8, hopefully on Friday. The focus is currently on only these two courts. Once the notices have been distributed, verbal notice will be provided to ECS that they may proceed, and it is expected that the project will take two days. ECS will notify Miss Utility, perform any additional checking, and validate where they will be drilling. In order to lessen the chance of damage to personal property (specifically, vehicles), on-street parking areas near the boring sites will be cordoned off, as needed. The work is expected to be completed by the end of September and the hope is that no contamination is discovered.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, September 20, 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 8:15 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary