

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ABINGDON ELEMENTARY SCHOOL LIBRARY
3035 S. Abingdon Street, Arlington, VA 22206
FEBRUARY 21, 2007

IN ATTENDANCE	John Thurber	- President
	David Andrews	- 1 st Vice President
	Lisa Farbstein	- 2 nd Vice President / B&G Liaison
	Jacqueline Maguire	- Secretary / Pool Liaison
	Debbie Diener	- Treasurer
	Diane Thurber	- Recording Secretary
	John Kilkenny	- Community Manager, Condo Division, CMC
	Chuck Edwards	- Co-Chair, B&G Committee
	Jack Clark	- Maintenance Manager
	Ed Hilz	- 3405-B S. Stafford Street
	Rose Stack	- 4314 S. 34 th Street

CALL TO ORDER AND QUORUM Call to order at 6:53 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts and a personnel issue. Following discussion, by UNANIMOUS CONSENT, the meeting was moved out of Executive Session and into regular session.

FROM EXECUTIVE SESSION By MOTION duly MADE, SECONDED and CARRIED, the Board voted to allow the maintenance crew to carry over into 2007, vacation days accumulated and unused in 2006.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the January 17, 2007, meeting were approved as submitted.

APPROVALS SUBSEQUENT TO MEETING By MOTION duly MADE, SECONDED and CARRIED, 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 meeting and this meeting.

1. Two window replacements on S. Stafford Street, pursuant to contract proposals and in accordance with Meadows Replacement Window Guidelines. Residents responsible for touch-up painting of affected woodwork, if required, since painting is expressly not covered under the contracts and units are not on the painting schedule for another two or three years. One resident instructed to remove from the contract "capping" of the woodwork, as that is not permitted.

2. Installation of sump pump in basement on S. Utah Street. At Board's request, contractor will install a "ground level pop-up" on the end of the discharge pipe. Resident given usual cautions re: removal of debris, damage to landscaping, etc.

3. Exterior waterproofing on S. Stafford Street. Board made several inquiries about the contract, and resident addressed those concerns to the Board's satisfaction.

4. Contract proposal of US Sewer & Drain to provide sewer relining services in accordance with the terms and conditions outlined therein.

- MANAGEMENT EXPO** A management expo is being held at the Washington Convention Center on March 31. Mr. Thurber will attend. All Board members invited.
- TREE TRIMMING** The County is in the process of trimming the street trees (work being performed by "The Care of Trees"). As requested, notices were taped, rather than nailed, to the trees.
- SNOW REMOVAL** Mr. Clark provided the Board with a recap of the snow removal issues following the February 13 snowstorm. There was consensus that the services provided were unsatisfactory. The Board will review the contract and make it more definitive for the future. Mr. Kilkenny will relay the Board's displeasure to the contractor.
- B&G** Following the recommendation of the Committee, the Board, by UNANIMOUS CONSENT, approved the contract proposal from Terra Green Environmental Services to provide Integrated Pest Management and consulting, review and support services.
Co-Chairs Chuck Edwards and Judi Garth are currently reviewing and comparing proposals for a new grounds maintenance contract. Before presenting the proposals to the Board, they requested additional time to visit other properties maintained by the bidding companies, and to check references and make an "apples to apples" comparison. Also, one contractor requested another week to continue reviewing our property. The Committee hopes to have their recommendation for the Board by March 5 so that the company selected will have time to get their crew together.
- RENOVATION REQUEST** By UNANIMOUS CONSENT, the Board approved a proposal for kitchen renovation on S. 35th Street. Plan includes new cabinets, appliances, tile, lighting, flooring, and other cosmetic upgrades. There are no structural changes proposed. Resident reminded to use fire-rated canisters in the ceiling lighting, to make no penetrations in the outside wall, and to be careful not to damage the interior hallway.
- SEWER LATERAL RELINING** The project should get underway in the middle of March or early April. Mr. Clark provided the Board with a list of the first fifteen to be done, and he will be given a copy of the contract for monitoring purposes. Engineer Ron Kirby will be on the property daily observing the work.
- VANDALISM** There have been no further reports of vandalism since the last meeting. Residents were asked through the Meadows Messenger to be vigilant.
- RECYCLING GUIDELINES** The updated recycling guidelines will be posted on the Association's web site.
- E-MAIL LIST** All e-mail addresses that were provided by residents have been entered onto a new Yahoo account, and the Board can now send messages, reminders, etc., to those individuals. Ms. Farbstein will write an article for the Messenger informing residents that this option is now available.
- EXAMINER** Mr. Thurber prepared an article for the next Messenger requesting residents' input on the Washington Examiner newspaper that is randomly distributed throughout the village every morning. Responses will be directed to Mr. Kilkenny, and the Board will decide how to proceed based on the level of interest.

- CREDIT CARD** By UNANIMOUS CONSENT the Board voted to obtain a credit card for use by Mr. Clark and Mr. Ramirez to purchase small maintenance items at certain stores. The card will have a low credit limit and will be used for materials only, not services.
- BRICK WORK** The Board received a proposal for 58 masonry and stoop repairs, all for porches, none for walls. Mr. Clark will double-check the list and, as a long-term project, inspect the brick and mortar of the buildings.
- FLOOD RESOLUTION** By MOTION duly MADE, SECONDED and CARRIED, the Board approved the Amendment to Fairlington Meadows Policy Resolution 03-30-04, "Responsibilities for Flood Damage, Repair, Clean-up and Property Replacement," Amendment #02-21-07. The resolution will be posted on the web site.
- POOL** The RFP for pool management was forwarded to the Pool Committee for review. The Board requested that they also review the rules, the Charter, and policies on day-to-day management. Mr. Kilkenny was directed to send the RFP out for bids.
- COMCAST** Mr. Kilkenny will check with their legal counsel tomorrow to determine the status of the Meadows-COMCAST agreement.
- ELECTRICITY IN B-BUILDINGS** There are two units being charged for electricity for their B-building common areas. The residents will be reimbursed for yearly usage (estimated at \$60.00) via credit to their accounts.
- SIGN POLICY** There are currently two documents that address the Association's sign policy – Section 11(i) of the Bylaws ("Architectural Harmony") and a "mini resolution" adopted by the Board seated in 1996. The current Board is considering a resolution that augments the applicable Bylaw and supersedes the 1996 resolution. They will review the County's sign policy for the traffic circle in the course of formulating the proposed resolution.
- FIBER OPTICS** The FCA will have both County and Verizon representatives at its April meeting to discuss this issue, and everyone in the community is invited to attend. The County is expected to share what they consider to be their role in this. Verizon says they are interested in discussing installation and restoration issues so that the problems experienced with COMCAST are not repeated.
- NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, March 21, 2007, in the Abingdon Elementary School library, 3035 S. Abingdon Street, Arlington, Virginia. Executive Session starts at 6:45, followed by the regular session, beginning with Residents' Forum.
- ADJOURNMENT** By UNANIMOUS CONSENT the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary