

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
FEBRUARY 15, 2017

- IN ATTENDANCE** John Thurber - President and Treasurer
Mary Ellen Finigan - 1st Vice President
John Sitton - Secretary
Diane Thurber - Recording Secretary
Sabiha Noorzai-Barbour- Portfolio Manager, CMC
Erica Brown - Pool Committee
Lyn Famiglietti - Pool Committee
Peggy Gregory - Pool Committee
- CALL TO ORDER AND QUORUM** Call to order at 6:47 p.m. Quorum established.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0, the minutes of the January 18, 2017, meeting were APPROVED as presented.
- APPROVALS SUBSEQUENT TO MEETING** By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record the following items:
1. Proposal from Katchmark for rotten soffit and trim repair, and Change Order to replace additional rotten wood found during the execution of the main contract. Both approved by former Portfolio Manager on an emergency basis.
 2. Wood framing replacement Change Order for previously-approved contract to replace gutters and downspouts.
- BOARD VACANCY** A notice of Board vacancy has been posted on the Association's website, and in the upcoming Meadows Messenger.
- NOTICE OF MEETINGS** Meetings for standing committees are open to all residents, and notification as to time and place are posted on the website.
- FiOS INSTALLATION** Verizon is on the property installing FiOS. Once the lines are buried, grounds are restored with new topsoil, grass seed and straw. Although the grounds are marked (red paint for power lines, orange for cable), a few cable lines have been cut accidentally. The Association assumes no responsibility for any of those repairs; it's between Verizon and Comcast.
- SMOKING POLICY** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0, the Board adopted Fairlington Meadows Policy Resolution No. 02-15-17, "Smoking Prohibitions In Common Areas," which can be found on the Association's website.
- ID/IQ CONTRACTS** The Board will be drafting "ID/IQ" (indefinite delivery/indefinite quantity) contracts for roof and tree work. The main contract will include provisions, liability, and insurance clauses, as well as an annex setting forth labor rates and materials. When work orders are submitted, they will fall under the umbrella of the ID/IQ contract and be approved as has been done in the past. This contract method affords the Association additional legal protections in the event of non-performance or default and also allows the Board to perform emergency work that cannot wait until the next monthly meeting.

POOL MANAGEMENT CONTRACT By MOTION duly MADE, SECONDED and CARRIED 3-0, the Board voted to accept the Swimming Pool Management Agreement from Community Pool Service for the 2017 summer season.

POOL COMMITTEE The Committee prepared a post-season survey, to which they received 65 responses. They have reviewed the rules of other villages, spoken with their respective pool committees, and prepared for Board consideration a proposed draft revision to the rules for the 2017 season. Survey results and section-by-section rules changes were discussed.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, March 15, 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 be adjourned at 8:00 p.m. No objection. Motion CARRIED.

Respectfully submitted,

Diane Thurber
Recording Secretary