

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  
JANUARY 20, 2010

- IN ATTENDANCE**
- |                                    |  |
|------------------------------------|--|
| John Thurber                       | - President  |
| David Andrews                      | - 1 <sup>st</sup> Vice President                         |
| Lisa Farbstein                     | - 2 <sup>nd</sup> Vice President / B&G Committee Liaison |
| Jackie Maguire                     | - Secretary / Pool Committee Liaison                     |
| Paul Cinquegrane                   | - Treasurer  |
| Diane Thurber                      | - Recording Secretary                                    |
| Jason Eglin                        | - CMCA, AMS, Community Manager, CMC                      |
| Chuck Edwards and<br>Drew Thompson | - Co-Chairs, Buildings and Grounds Committee             |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:46 p.m. Quorum established.
- EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts and employees' compensation packages. Following discussion, at 6:50 p.m. by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session.
- APPROVAL OF MINUTES**
- The minutes of the meeting of November 18, 2009, are amended as follows: Under paragraph entitled "Approvals Subsequent to Meeting," the third sentence shall read: "Items 1 through 13 and 15 through 17 approved 5-0." By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Maguire), the Board approved the minutes as amended.
- APPROVALS SUBSEQUENT TO MEETING**
- By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record the following items, approved or denied via e-mail between the time of the last regular Board meeting on November 18, 2009, and this meeting.
1. Request for installation of additional flooring in the attic. .
  2. Request for basement bathroom renovations.
  3. Request for replacement of air conditioning unit.
  4. Request to remove large tree in patio.
  5. Request for window replacements.
  6. Request to hold wedding reception in the common area adjacent to resident's unit.
  7. Request for interior renovations.
  8. Request to install a new basement-level window where none currently exists. Request DENIED.
- POOL**
- The Board has been satisfied with the performance of Community Pools, and the Pool Committee recommends them for the upcoming season. The Board received two other proposals for the 2010 season. They will review all contracts and do a side-by-side comparison, prior to making a final decision.
- B&G COMMITTEE**
- Committee members conducted surveys of each of the courts to assess winter damage resulting from the December snow storm. Fortunately, the damage is not as extensive as originally thought. Plants that routinely suffer winter damage are the boxwoods and hemlocks. Hook's Services already has completed tree work necessitated by the storm. The Committee will solicit a proposal for removing/replacing damaged plantings and forward it to the Board.

- Hook's Services has submitted a proposal for the removal of two trees, one in the rear of Court 6 (this tree will not be replaced), and one in the common area behind Court 11 (this tree may be replaced). The Committee is still debating removal of the tree behind Court 11, but believes it is more likely than not. The final decision will be conveyed to the Board prior to the contract being signed.

- A lot of gutters were damaged in the storm, and repairs were made by both the maintenance crew and by Katchmark Construction. Mr. Eglin noted that as the roofs are replaced the new gutters are installed in such a way that they are actually a part of the roof; the bond is so strong that it is more likely a gutter will split in half rather than pull away from the building. None of the gutters that have been installed this way were damaged in the storm.

- The maintenance crew will fill in the areas around the sewer pits that have sunk markedly. Final filling and grading will be done in the spring.

- The new fence in the common area adjacent to Court 6 and the Glen's tennis courts will be installed in the spring. The Committee will forward to the Board a diagram of the proposed fence, along with a description.

**WATER INTRUSION 3407-B S. Stafford St.** The Board continues to work with residents who are experiencing water intrusion into their unit following the installation of a conduit carrying the power distribution line from the transformer into the building. Two proposals to improve the drainage in the area have been received, and a third is being sought.

**COURT 8 FLOODING** Several vehicles were damaged as a result of flooding back in 2006. A camera inspection of the line showed it to be clear, smooth, and not blocked. The grate in the lot and the nearby street drains will be cleared of leaves and debris regularly to allow water to flow freely. Also, residents were advised to move their cars to higher ground when heavy rains are predicted. A different grate design may help reduce build-up of debris in the slats of the grate.

**SNOW REMOVAL** The Board was very disappointed with the snow removal effort. The contractor does not appear to have the manpower needed to serve all their clients. A new contractor will be sought for next season.

**SNOW BLOWER** One of the snow blowers is fifteen years old and needs to be replaced.

**PARKING LOT SIGNS** The signs will be updated to meet current County Codes.

**RESERVE STUDY** Nearing completion.

**HOMEOWNERS LINK** The system is being updated, to include such changes as the ability to send text and e-mail messages, to add a second telephone number for each unit, to register tenants as well as owners, and to "replenish" minutes. Mr. Eglin will provide the Board with information on the new program, named Homeowners Link Elite. Suggestion to update the list of participants by using the recreation pass applications, perhaps adding a statement to the effect that "You have my permission to add my name to Homeowners Link."

**COURT 6 LIGHTING** The sidewalk lights in Court 6 remain on after sunrise, and they were on all day last Sunday when it was raining but not particularly dark. This is a waste of electricity; this information will be relayed to the maintenance crew so they can make whatever adjustment is necessary.

**RECYCLING** Residents may be recycling more, as the bins seem to be overflowing again. Recycling activity will be monitored, and more bins requested, if needed.

**NEXT MEETING**        The next regular Board meeting will be held on Wednesday, February 17, 2010, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum.

**ADJOURNMENT**        By UNANIMOUS CONSENT the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary