

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 31, 2012

- IN ATTENDANCE** John Thurber - President
Lisa Farbstein - 2nd Vice President / B&G Committee Liaison
Jacqueline Maguire - Secretary / Pool Committee Liaison
Paul Cinquegrane - Treasurer
Diane Thurber - Recording Secretary
Jason Eglin - CMCA, AMS, Community Manager, CMC
Courtney Harden, Esq. - Rees Broome, PC
- CALL TO ORDER AND QUORUM** Call to order at 6:47 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquencies, a legal matter, and benefits issues for maintenance personnel. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:53 p.m.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED AND CARRIED 3-0-1 (Maguire) the minutes of the November 16, 2011, 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 last regular Board meeting on November 16, 2011, and this meeting.
1. Request for basement remodeling.
 2. Request for kitchen and bath remodeling.
 3. Request for kitchen renovations.
 4. Request for basement window replacement.
 5. Request to perform minor upgrades to unit.
 6. Request for attic build-out.
 7. Request for replacement windows.
 8. Request for new HVAC system.
 9. Three separate proposals from Katchmark Construction for roof repairs throughout the village, most necessitated by the August earthquake.
 10. Proposal from Somerset Landscaping Company to regrade the front area of 3469-3477 S. Utah Street, necessitated by sewer line repairs.
 11. Proposal from Triple 'S' Pest Management Services for termite treatment on S. Utah Street.
 12. Proposal from Hook's Services for tree work on S. 35th Street.
 13. Proposal from Paul Davis Restoration for mold remediation on S. 35th Street.
 14. Proposal from Katchmark Construction for shed gutter replacement on S. 35th Street.
 15. Renewal Authorization from USI Insurance Services, LLC for continuation of property and casualty insurance program with USI.
- B&G COMMITTEE** - Painting of the interiors of the B-buildings is done by the maintenance crew in conjunction with the normal painting cycle, as closely as possible

to the same relative time frame as the exterior painting. The crew also can address painting issues in buildings not in the painting cycle as needed and as time permits.

- Also, shutters on units in the painting cycle are matched or replaced using the new clip method of attachment.
- Some gates in the last painting cycle still need to be repaired.
- Light poles need to be straightened where the mowers bump them. A few poles also need to be replaced, and those have been ordered.
- Some court signs are in need of refinishing.
- Porch columns are usually checked for water damage and repaired this time of year, as well as brick pointing.
- The Committee will be conducting a survey of crepe myrtles that need pruning, and will submit the proposal to the Board for review and approval.
- The "sewer pit" work in Courts 1, 2, 8, 10 and 11 will be inspected by the Committee.

POOL The Board is considering the proposal received from Community Pools to whitecoat the pool this spring. Loose material will be removed, and the pool re-surfaced. Plaster is applied to approximately 3/8" thickness, and requires a two-week curing period. There has been some initial research into replacing the pool furniture, including chaise lounges, upright chairs, tables, umbrellas and umbrella bases. Copies of the proposals were presented to the Board for review, and the project can be turned over to the Pool Committee for further research and pricing.

PARKING LOTS The Board will be preparing an RFP for spot repair, crack filling, seal coating and restriping the parking lots.

NEXT MEETING The next regular Board meeting will be held on Wednesday, February 15, 2012, 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 8:30 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary