

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 18, 2017

IN ATTENDANCE

John Thurber	- President and Treasurer
Mary Ellen Finigan	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President/B&G Liaison
John Sitton	- Secretary
Bill Russell	- Director
Diane Thurber	- Recording Secretary
Sabiha Noorzai-Barbour	- Portfolio Manager, CMC
Robert Gregg Meserve	- 3456 S. Stafford Street, A-2
Rick Jackson	- AquaGuard Waterproofing Corp.

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 a legal matter. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:08 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-2 (Sitton, Farbstein) the minutes of the November 16, 2016, 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 email between the time of the Board meeting on November 16, 2016, and this meeting, as follows:

1. Proposal from USI for renewal of property and casualty insurance program for the period December 31, 2016, to December 31, 2017.
2. Compensation packages for the maintenance crew.
3. Multiple Proposals for roof work throughout the village, including replacing damaged roof vents, missing/damaged slates, gutters and downspouts, and rotted wood trim.
4. Request to replace damaged bricks following removal of the partial wall in the patio.
5. Request for kitchen and bathroom renovations.
6. Request for replacement windows.
7. Landscape Management Agreement between Environmental Enhancements and Fairlington Meadows, to provide exterior landscaping maintenance pursuant to the terms therein, for the period January 1, 2017, to December 31, 2017.
8. Request to replace HVAC system.
9. Resolution to ban serial trespasser from Fairlington Meadows common areas. Approved pending review by counsel.

RESIDENTS' FORUM:

SUMP PUMP Resident and contractor discussed with Board plan to remove sump pump from common area and to install it inside the unit. The Board may

need to establish a “sump pump policy” because this issue involves County permits and the national electrical code. It would also absolve the Association from any future responsibility by making it clear that maintenance is a homeowner responsibility.

CONTRACT APPROVALS

The Board is considering a new way of approving major contracts, by establishing “task orders.” The main contract is entered into with a selected contractor, and the duration, price, and terms are agreed upon.

When individual aspects of the contract are needed (for instance, replacement of a roof vent) a task order is issued.

PAINTING

The doors in this year’s painting cycle (Courts 1, 2, 11, 12 and 13) that remain to be painted will be done in the spring. A notice to that effect was delivered to residents.

LITTLE FREE LIBRARY

Ms. Farbstein prepared a presentation for a “Little Free Library,” which is a free community book exchange. They are becoming very popular, and many can be found around Arlington. They build a sense of community, promote sharing, offer convenience, and encourage literacy for children. The Board will ask the maintenance crew to build one, and it will be installed in a common area. When completed, the little free library will be announced on the Meadows Facebook page.

TABLED ISSUES

The pool contract and the policy resolution to ban smoking in common areas were TABLED until the next meeting, although we can’t wait much longer to sign the pool contract, because billing starts in March, and pool management companies are getting ready for the season.

NEXT MEETING

The date of the next regular monthly Board meeting is Wednesday, February 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 was adjourned at 8:33 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary