

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SHIRLINGTON PUBLIC LIBRARY, CAMPBELL MEETING ROOM
4200 Campbell Avenue, Arlington, VA 22206
JULY 18, 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
Judi Garth	- Co-Chair, B&G Committee / Pool Cttee. Rep.
Jack Clark	- Maintenance Manager
Lindsay and Keith Collins	- 3365 S. Stafford Street
Michael and Liz Cannon	- 4325 S. 35 th Street
Shalia Washington	- 3493 S. Utah Street

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. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:52 p.m.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the April 18, 2007, meeting were approved as amended.

APPROVALS SUBSEQUENT TO MEETING By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular meeting on April 18, 2007, and this meeting:

1. Request for window and rear storm door replacement on S. 34th Street. In addition, request for interior decorative molding also approved.
2. Kitchen remodeling project on S. Stafford Street.
3. Bathroom renovation project on S. 35th Street.
4. Request to install a safety mirror at the exit to Court 7, following an accident involving resident. Specific guidelines for size and installation provided.
5. Proposal from sewer line project engineer to line the laterals all the way to the homes rather than stopping at the cleanouts.

RESIDENTS' FORUM

RODENTS and GUTTERS Residents reported that, from their perspective, the rat problem in Court 3 has been addressed satisfactorily, and they thanked the Board for taking remedial action. It is their understanding that their gutters have been cleaned and snaked. They inquired about gutter guards and were told that the Board researched them, but that they don't work on our buildings due to the steep pitch of the roofs. The gutters currently are cleaned at least twice a year with a device similar to a leaf blower. Mr. Clark will add their building to the list with problem gutters that are cleaned four times yearly.

- DOG COMPLAINTS** Residents received notice of a complaint that dog was walked off-leash on April 8. They contend that was an error, as they were both out of town on that date. Due process hearing scheduled for August.
- POOL INCIDENT** Recent incident involving two lifeguards, Court Chair, and patron who did not have a pool pass. Parties present each given time to state their version of the events. The Board set forth conditions under which patron could receive a pool pass. Patron stated intent to send a letter to the Board
- RESIDENT REQUEST** By UNANIMOUS CONSENT the Board approved residents' request for alterations to their patio on S. Utah Street, including brick work, flower bed retaining wall and discharge pipe for rain downspout
- B&G COMMITTEE**
- Committee will be receiving reimbursement from grounds contractor for work not performed under last year's contract.
 - The cap on the contract with our arborist has been reached, mostly with IPM inspections and dealing with the American Elm in Court 15. The Committee finds his services very helpful and believes he has saved the Association thousands of dollars, and they would like to extend his contract. By UNANIMOUS CONSENT, the Board authorized additional funds from B&G's budget for the arborist's contract for this year.
 - The American Elm in Court 15 is dying back. There are only five left in the entire village due to Dutch Elm disease. The tree is worth trying to save, and the Committee will continue in those efforts.
 - Discussion of restoration of the grounds at the six sewer pits that have been dug. Seeding will be attempted first; sod is too high maintenance. The work will be scheduled for some time in the fall (at least September) in order to give the ground time to settle.
 - New resident on S. Stafford Street removed all the grass in the patio, and threw it into the rear common area. It was then put into trash bags and left at the curb. Maintenance crew ended up disposing of it, as trash contractor would not take it. Resident will be charged for grounds restoration where the grass was killed, and for hauling and disposal fees.
 - The Committee will re-submit the list of patios needing to be cleaned.
 - Large dead limb hanging near 3379 S. Stafford Street and a broken cedar tree limb near Quaker Lane will be removed.
 - Maintenance crew installed stepping stones in front of unit on S. Utah Street, where the lawn area tends always to be muddy.
 - Committee to pursue the idea of residents purchasing "commemorative benches." Cost would cover purchase of the bench and installation of a plaque. Acceptable locations to be identified by the Committee. There are some attractive benches in the Arbor.
- POOL COMMITTEE** Ms. Garth reported for the Committee, and began by stating that it has been a very good season so far. A volunteer for the luau commented that ours was the cleanest pool she had ever seen and that the guards are "awesome." The luau is set for Saturday; a moon bounce will be set up. The admission price has been increased in an attempt to make the event self-sustaining, but it's hard to predict how many people will attend. Community Pools will provide two lifeguards for the luau after hours; it is expected to continue until midnight. Ms. Farbstein will send out a mass e-mail regarding the luau. There have been a few issues with the guards, mostly talking while on duty. The Committee has the current operating handbook from the pool contractor. There is also a *Roles and Responsibilities* document that was prepared for the Committee by the Board.
- SEWER LATERAL RELINING** Fourteen laterals have been completed; the contractor began experiencing equipment problems on the fifteenth one, and it was decided to wait until the next cycle to complete it. The Board needs to decide which lines will be done next.

- ROOF REPLACEMENT** Work on the roof at 3427-3431 S. Stafford Street (Court 4) is going well and should be completed within two weeks, weather permitting. Larger gutters are being installed; screws are hidden inside the gutter with a hanger, so the spike is not visible.
- PAINTING** Courts 7, 8, 9 and 10 are scheduled for this year. The proposal from Middeldorf also included Court 11, so they are working on a revised bid.
- SIDEWALKS** Mr. Clark is attempting to repair the sidewalk panels in Court 14 that were damaged by heavy machinery.
- TRASH AND RECYCLING CONTRACT** The Board received a proposal from Capital Services to provide trash removal and recycling services for the period May 1, 2007, through April 30, 2011. By UNANIMOUS CONSENT the Board approved the contract proposal, dated March 15, 2007.
- WATER INTRUSION** The Board received a proposal to provide waterproofing services on S. Stafford Street for repairs necessitated by water entering through a basement common area. Attempts to repair it in-house were not successful. The proposal is to excavate the soil, prepare the wall and install a waterproof membrane and pea gravel, backfill the area and compact the soil. The contract includes restoration of the patio that will be affected. By UNANIMOUS CONSENT the Board accepted the proposal from American Exteriors, Inc., dated July 9, 2007.
- INSURANCE** The master policy with USI has been renewed.
- EXECUTIVE SESSION #2** By UNANIMOUS CONSENT the meeting was moved into Executive Session at 8:30 p.m. Following discussion, by UNANIMOUS CONSENT the meeting was moved back into regular session.
- NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, August 15, 2007, in the Shirlington Public Library Campbell Meeting Room, 4200 Campbell Avenue, Arlington, VA 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 9:00 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary