

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
JULY 16, 2008

- IN ATTENDANCE**
- | | |
|------------------------|--------------------------------------|
| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Jacqueline Maguire | - Secretary / Pool Committee Liaison |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
| Lindsey Collins | - Co-Chair, Pool Committee |
| Dan and Laura Knighton | - 3367 S. Stafford Street |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:52 p.m. Quorum established.
- EXECUTIVE SESSION**
- By UNANIMOUS CONSENT, the meeting was moved into Executive Session to discuss a personnel matter and delinquent accounts. 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 UNANIMOUS CONSENT the minutes of the June 18, 2008, meeting were approved as presented.
- 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 Board meeting on June 18, 2008, and this meeting.
1. Request for kitchen remodeling in unit on S. Utah Street.
 2. Request to install a new pocket door in the basement bathroom and to widen the master bedroom closet and install new closet doors in unit on S. 35th Street.
 3. Request for replacement windows in unit on S. 35th Street.
 4. Request to install a sump pump in unit on S. Utah Street.
 5. Request to install new heating and air conditioning system in unit on S. 35th Street.
- FENCE QUESTION**
- Residents have observed that their patio area is smaller than others of similar units due to the placement of the fence, which they believe was located to accommodate the air conditioning compressors for the adjacent B-building. Following a site visit, the Board determined that to be the case. The adjacent B-building a/c units are located closer to their unit than to other similar units because that particular B-building has an outside basement stairwell that extends to the right and utilizes some of the space where the a/c units are normally located (i.e., directly under the B-building bathroom window). The a/c units need to stay where they are, but the Board is willing to move the south line of the patio fence further to the south, thereby increasing the interior patio area. The fence line directly adjacent to the B-building a/c units cannot be moved, as there needs to be sufficient space in that corner to allow for maintenance, and possibly full replacement, of those units in the future. The project will be completed by the maintenance crew as their schedule permits.
- WATER PROBLEM**
- Residents have been experiencing water penetration into their unit through their electrical panel. Contractors they have spoken with have

informed them that it is not a foundation issue. Nothing they have tried has kept the water from entering, including spray foam hole fillers. The Board will assist the residents as much as possible; however, they were advised that this is a homeowner responsibility.

POOL Co-Chair reported that the social events have been very successful this year; the Luau is this Saturday. FINS swim team is scheduled to be at the pool next week. There are two pool lights out, and some lap lane ropes are fraying and need to be replaced. Pool umbrellas are very costly and since they are not in this year's budget, the Committee will wait for any end-of-the-season sales, and also investigate internet sources. Lifeguards are reminded to check pool passes. Committee member volunteered to sit at the guard table to check passes at random times.

The Board thanked the Committee for everything they have been doing this season, which they praised as "over and above." Co-Chair provides the Board with weekly meeting agenda, and follows up with minutes, which are "very well organized" and timely. The Board expressed appreciation for the Committee's frugal use of their budget and added that the success of the events is greatly appreciated by those who attend, and by the Board; they have been very well run. Co-Chair invited to contact the Board any time with questions.

B&G - The RFP for the new grounds contract will request that items be completed on an "as requested" basis, such as parking lot cleanings and leaf blowings. Expect to send out the RFP in August. Proposals will be evaluated and outlined for comparison for presentation to the Board.

- The Committee has received a third IPM report from our arborist. Both he and the Committee Co-Chairs have contacted the County regarding issues that are their responsibility, such as the trees outside the fence on Quaker Lane.

- In a recent publication, the County stated that it did not want lawn clippings in the landfill, in part because they emit methane gas. They recommend leaving the clippings on the lawn, and that will continue to be the Association's policy.

SEWERS Seventeen sewers were re-lined this year; only five remain to be done in 2009. Allow the pits to settle, and begin restoration of those areas at the end of August. The white clean-out caps will eventually be cut off at ground level.

COMCAST The Board is waiting for a signed copy of the agreement.

ANNUAL MEETING The meeting is set for Wednesday, October 29 at the FCC. Board President is working on the mail-out packet, which will include the President's letter, copy of the Budget, proxy card, etc. In lieu of a regular meeting in August, the Board will have a working meeting to review the first draft of the budget. Meeting notification methods the Board will use this year include mailing out the packet on October 1 (formal notification); a web site banner; a call to residents on the Homeowner's Link system; an article in the Messenger; the Board's e-mail notification service on Yahoo (or similar); and proxy card collection by the Court Chairs.

RESERVE STUDY A Reserve Study is required every five years by Virginia Code; the last one was completed in 2004, so the next one is due in 2009, and work on the study is well underway.

NEXT MEETING The next regular meeting of the Board will be held on Wednesday, September 17, 2008, 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. The August meeting will be a closed session for the purpose of Budget discussions only.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary