

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 20, 2011

IN ATTENDANCE

John Thurber	- President
Jacqueline Maguire	- Secretary / Pool Committee Liaison
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Jason Eglin	- CMCA, AMS, Community Manager, CMC
Kevin Ramseier	- 3462 S. Stafford Street, B-1
Reed Watts	- 3462 S. Stafford Street, A-1

CALL TO ORDER AND QUORUM Call to order at 6:42 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts, a personnel/tenant issue, and a possible legal action. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:53 p.m.

RESIDENTS' FORUM:

COMMON AREA STORAGE SPACE Resident requested that the Board define and assign storage space in the basement of his B-building. The Board agreed to discuss this issue further when their full membership is in attendance; however, a review of the governing documents did not provide any authorization for the Board to make such a determination.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the June 15, 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 June 15, 2011, and this meeting. Those items are as follows

1. Request for the installation of a small wooden step on the building's exterior porch at the doorway, in order to reduce the height of the concrete step and ease transition into the building. The step will not be built-in or permanent.
2. Request for bathroom renovations.
3. Request for kitchen remodeling.
4. Request for replacement of back entry and storm doors.
5. Updated draft Audit.
6. Proposal to remove and replace underwater light fixture in the swimming pool. All underwater light fixtures will be inspected at the same time, and housing screws will be tightened.
7. Request to replace hot water heater and HVAC system.
8. Two requests for additional pool guests.
9. Request to replace HVAC system.

B&G By UNANIMOUS CONSENT the Board voted to accept a proposal for the pruning of two holly trees on S. Utah Street.

COURT 8 STORM DRAIN VAULT Once the new grate for the drain is received, work on this project can begin.

- ROOF REPAIR** By UNANIMOUS CONSENT the Board voted to accept a proposal for roof work on S. 35th Street, for the installation of new slate tiles where missing and the sealing around roof penetrations in that area
- SEWER REPAIR** A sewer backup revealed that there is a broken sewer pipe beneath the floor in a unit on S. Stafford Street, which also caused the commodes of adjacent residences to experience spewing water. By UNANIMOUS CONSENT the Board voted to accept a proposal to replace twelve feet of sewer line, including excavation and all restoration work. The Board requested that photographs of the work be taken for the Association's records.
- PAINTING** A proposal is expected by the end of next week.
- TENNIS COURTS** Crack sealant will be applied when weather permits.
- SIDEWALK AND CURB SURVEY** The maintenance crew will be undertaking this project.
- NEXT MEETING** The next regular Board meeting will be held on Wednesday, August 17, 2011, 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 7:48 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary
