

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
JUNE 21, 2017

IN ATTENDANCE John Thurber - President and Treasurer
Mary Ellen Finigan - 1st Vice President
John Sitton - Secretary
Anne Gillis - Director
Diane Thurber - Recording Secretary
Sabiha Noorzai-Barbour - Portfolio Manager, CMC

Following Executive Session:

Bill Herschberger - 3493 S. Utah Street
Chuck Edwards - Co-Chair, Buildings & Grounds Committee
Judi Garth - Co-Chair, Buildings & Grounds Committee
Randy Chapman - VA Dept. of Environmental Quality
(Environmental Manager – Remediation)
Kris McCandless - VA Dept. of Environmental Quality
(CPG, Environmental Geologist)
Richard Doucette - VA Dept. of Environmental Quality
(CPG, Program Manager, Land Protection and Revitalization)
Reuben Varghese - Arlington County Public Health Division
(MD, MPH, Health Director/Division Chief)
Colleen Ryan Smith - Arlington County Dept. of Human Services
(MPH, District Epidemiologist)

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, the expected foreclosure on a unit, and the appointment of new legal counsel for the Association. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:48 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED 3-0-1 (Sitton), the minutes of the May 24, 2017, meeting were approved as presented.

APPROVALS SUBSEQUENT TO MEETING By UNANIMOUS CONSENT the Board voted to reaffirm and enter into the record items approved via email between the time of the Board meeting on May 24, 2017, and this meeting, as follows:

1. Proposal for full day of service on two roofs on 35th Street.
2. Request for patio repairs.
3. Request for upstairs bathroom tile work.
4. Proposal for porch roof repairs.
5. Proposal to conduct subsurface explorations, observations and prepare a findings and recommendations report for tennis court repair.

B&G COMMITTEE Some of the wooden benches in the common areas are in need of repair, and some are so damaged they will need to be replaced. They will be replaced with metal on a one-for-one basis, as needed. The Committee will be forwarding to the Board a proposal for additional plantings requested by residents. It is too hot to plant now, so the work will be done in the fall. The lawns will not be mowed this week because it is too hot;

they will be mowed the week after. Since Tuesday and Wednesday are our recycling days and the barrels get in the way, mowings will be done on Thursday or Friday from now on. The Committee has requested proposals for tree work to get comparative bids. A white pine in Court 14 needs attention, and there is a major oak near the pool that has lost a lot of its canopy. Both of these trees are included in the RFP. Both the Committee and the residents are very pleased with the grounds restoration in Court 3. The residents have organized and are watering and taking care of things, and they were also very complimentary of the work crew. Brief discussion of the two lawn treatments we now use for weeds and fertilizing – Tenacity and Proclipse.

**Trash/Recycling/
Yard Waste** New resident attended meeting to discuss waste collection. Would like to see fewer regular collection days, more recycling, and possibly a cooperative effort with grounds maintenance for disposal of yard waste. Agreed to take the lead on this issue, do research, and make recommendations to the Board.

**PCE
CONTAMINATION** The Board has been informed that PCE contamination has been discovered in the Glen, caused by a former dry cleaning establishment located in the Fairlington Shopping Center on Quaker Lane. Members of the groups now involved (Virginia Department of Environmental Quality, Department of Health, Arlington County Health Division) attended the meeting to discuss the issue. VDEQ is now interested in gaining access to Meadows property to conduct additional investigation in our community. A community meeting will be held some time in the near future, at which VDEQ and health department representatives will be in attendance to provide an overview of their findings to date and to answer residents¹ questions and address any concerns.

PAVING The County is milling and repaving many of the roads in Fairlington. Some have expressed concern about the possibility of losing more on-street parking spaces in the process.

TENNIS COURTS Regarding the core borings for the tennis courts, referred to in #5 above, the Board does not suspect any problems, and will await receipt of a report prior to doing anything further. The courts were completely rebuilt around thirty years ago, and have held up well. The current cracking is likely from normal shifting of the ground.

**TEMPORARY
LABOR** The Board will be hiring a self-employed contractor to assist with fence repairs over the summer.

POOL The Pool Committee is closely monitoring the operation of the pool and communicates regularly with CPS's regional manager. They provide oversight, as well as feedback to the Board. It is important that the guards enforce the rules and maintain cleanliness.

AUDIT The Board will be inviting the auditors to a future meeting, possibly in August, to discuss the Audit and the reserves.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, July 19, 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 8:25 p.m.

Respectfully submitted,
Diane Thurber, Recording Secretary