

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ABINGDON ELEMENTARY SCHOOL LIBRARY
3035 S. Abingdon Street, Arlington, VA 22206
MARCH 21, 2007

- IN ATTENDANCE**
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| 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 |
| Ed Hilz | - 3405-B S. Stafford 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 to discuss an issue currently in due process, and one on which legal counsel has been sought. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:55 p.m.
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED, the minutes of the February 21, 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 last regular meeting on February 21, 2007, and this meeting.
1. Request to install drywall and make other cosmetic upgrades in basement on S. Utah Street.
 2. Request to replace windows and front and back entry doors of unit on S. Utah Street. Residents agree that doors will be wood and not metal, in keeping with Meadows' Exterior Architectural Criteria.
- POWER OUTAGE**
- A power outage occurred in Court 3 this past Sunday evening. CMC's emergency service contacted Kolb Electric, who came out to the property and met with Dominion Power and Mr. Clark, who was called in to supervise. It was determined that there were breaks in the exterior line leading from the transformer to the unit. The residents had sufficient power for the evening, and Kolb completed repairs on Monday.
- PAINTING**
- If painting is not specifically covered in one's window replacement contract, the homeowner must employ a professional painter to perform the work. Homeowners may not paint exterior surfaces themselves, due to the possibility of injuries, property damage, or unacceptable work product. If the maintenance crew is interested, they may perform the work on their own time and for a fee to be negotiated between themselves and the homeowner. If they are not interested, Mr. Clark may be able to make a referral.
- BYLAW VIOLATION**
- Notice of violation sent to resident on S. 35th Street, informing him that he must remove the satellite dish attached to the building before date specified or due process will be initiated.

EXAMINER Five residents responded to the Board's inquiry regarding the Examiner newspaper, only one of whom likes it. Resident noted that red Examiner boxes are located at bus stops, but are never stocked. The Board will contact the Examiner and request that they discontinue the random deliveries and begin using the boxes instead.

B&G COMMITTEE - Co-Chairs continue to work on the grounds contract. Based on a number of factors, the Association will continue its current contract with Valley Crest. The three-year contract runs through 2008, but will be re-evaluated in the fall. The Association must have the snow removal contract in place by October with whoever has the lawns contract.

- Sweeping of the lots will take place at the end of March or early April.
- B-building carpets were not cleaned last year and need to be done this year. Mr. Kilkenny will contact DEC, who performs the work under separate contract.

SEWER LATERALS The contractor and engineer hope to begin the relining project in the next two to three weeks. The first line to be done will be at 4271 S. 35th Street. Phase 1 of the project includes 4100 S. 34th Street, as well as 3369, 3415, 3461, 3473, 3467 and 3311 S. Stafford Street. Affected residents will be notified.

SIGN RESOLUTION By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve Meadows Policy Resolution No. 03-21-07, "Display of Signs in Fairlington Meadows." A copy of the Resolution will be given to Mr. Clark because realtors generally contact him prior to posting signs. The document will also be posted on the web site and included in the Resale Package.

COMCAST The Board believes COMCAST should provide copies of the guidelines to their subcontractors since they have a "principal/agent" relationship. Also, perhaps a cover sheet containing key points of the guidelines should be provided since it is believed that neither the resident nor the subcontractor will take the time to review them in their entirety prior to commencing installation. Once finalized, the document will be included in the Resale Package, mailed or delivered to every unit, and posted on the web site. Mr. Hilz offered to provide contact information for the County Cable Administrator, whom he has found to be of assistance with issues related to COMCAST.

ROOFS The roof scheduled for replacement in 2007 is the one covering 3427-3431 S. Stafford Street in Court 4. This roof has appeared at the top of the list on every roof study conducted. While previous minutes indicate that a roof on S. 35th Street would be replaced, that was merely the intent at the time; the roof in Court 4 is in much worse shape, and therefore the priority has changed. The roof on 35th Street will be considered for replacement in the next year or two; however, a major repair was done on that roof, and following heavy rains after the work was completed, residents experienced no further problems.

NEXT MEETING Wednesday, April 18, 2007, in the Abingdon Elementary School library, 3035 S. Abingdon Street, Arlington, Virginia. 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 8:05 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary