

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
MARCH 25, 2009

- IN ATTENDANCE** John Thurber - President
David Andrews - 1st Vice President
Lisa Farbstein - 2nd Vice President / B&G Liaison
Jacqueline Maguire - Secretary / Pool Committee Liaison
Diane Thurber - Recording Secretary
Jason Eglin - CMCA, AMS, Community Manager, CMC
- CALL TO ORDER AND QUORUM** Call to order at 6:48 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts and a personnel matter. Following discussion, by UNANIMOUS CONSENT, the meeting was moved out of Executive Session and into regular session at 6:58 p.m.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-1 (Maguire), the minutes of the meeting of February 18, 2009, were approved as presented.
- APPROVAL SUBSEQUENT TO MEETING** By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record an item approved via e-mail between the time of the last regular Board meeting on February 18, 2009, and this meeting. Item approved 4-0: Replacement of rear entry door of unit on S. Stafford Street with a wooden French-style door.
- NEW BOARD MEMBER SEARCH** The ad hoc Search Committee will be providing the Board with a recommendation of a co-owner to complete the unexpired term of former Board member Debra Diener.
- POOL** The pool cover already has been removed and the furniture placed outside. The Board will request that the chairs be re-stacked; the pool is not scheduled to open for another two months. Board and Pool Committee members will meet with Community's President in advance of opening so there is a clear understanding of the rules, expectations, policy for pool closing due to inclement weather, etc. A list of supplies needing to be purchased (e.g., first aid kits) will be provided to the Board for approval. The maintenance crew repaired broken chair straps, but it appears another seven have been chewed through by squirrels since those repairs were made. The Committee continues its search for new umbrellas.
- AUDITOR** The contract to perform the 2008 Audit and prepare federal and state tax returns was approved at the Board's February meeting, and has now been signed. In addition to the taxes, an audit of the Association's accounts and business practices will be conducted.
- WATER BILL** The Association has been reimbursed an incorrectly-assessed late fee.
- RODENTS** The traps set out behind units on S. Stafford Street are being monitored to determine if the service can be reduced or eliminated.
- B-BUILDING CARPET CLEANING** Will be scheduled for April.

- E-MAIL ALERT SYSTEM** An announcement informing residents of the availability of a new e-mail alert system will be posted on the Association's web site and included in a future edition of the Meadows Messenger newsletter.
- REQUEST RE: CONTRACTOR TRAILER IN PARKING SPACE** Resident has requested that her contractor be allowed to park a small trailer in her assigned parking space for the duration of a renovation job on S. Utah Street. Request remains under discussion; scope of work not yet provided.
- NEW TRASH RECEPTACLE** The Board has authorized the purchase of a new trash receptacle, to be installed on the west side of the tennis courts. The new receptacle will match the style of those currently on the property.
- B&G COMMITTEE** - The maintenance crew has been proactive in replacing capboards and repairing gates, and the Committee would like to see the fences stained. Mr. Eglin will request two proposals from the contractor, one for just the exteriors and one for both the interiors and exteriors.
- There is a lot of ivy growing on buildings and fences, which can cause damage to the mortar and bricks. Residents will be notified that ivy must be removed by a specific date or the work will be done by the Association at their expense.
 - There is a large tree in a patio on S. Stafford Street that is leaning against the fence. The owner of the unit is worried that the appearance of the tree will be destroyed if the limb is removed and has requested that the fence between the units be notched, instead. It is uncertain if the fence can be notched, due to its design. The matter will be turned over to B&G for a recommendation.
- SEWERS** The five remaining relinings will be done in the fall rather than in the spring. There is no urgency since none of the remaining five have been problematic. The company is very busy right now, and the Board would like to have a representative on-site while the work is ongoing; also, turf restoration will be easier in the fall. The contract price will remain the same.
- ROOF SLATES** Resident in Court 5 reported finding slates in the mulch bed, as well as slate damage to his window well cover. The roof was inspected, but no slates were found to be missing.
- NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, April 15, 2009, 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.
- ADJOURNMENT** By UNANIMOUS CONSENT the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary