

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
MARCH 16, 2011

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Paul Cinquegrane | - Treasurer |
| Lisa Farbstein | - 2 nd Vice President / B&G Committee Liaison |
| Jacqueline Maguire | - Secretary / Pool Committee Liaison |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
| Chuck Edwards and
Drew Thompson | - Co-Chairs, B&G Committee |
| Jennifer Lightbody | - Chair, Pool Committee |
- 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 review the delinquency report and discuss delinquent accounts. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:08 p.m.
- FROM EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the Board voted to write off the books those accounts discussed in Executive Session as “uncollectible bad debt.”
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-2 (Farbstein and Maguire), the minutes of the February 16, 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 on February 16, 2011, and this meeting. Those items are as follows:
1. Request for bathroom remodeling.
 2. Request for kitchen renovations.
 3. Proposal from Community Pool Service, Inc., for Wading Pool Leak Detection Services.
 4. Request for the placement of a PODS storage unit in homeowner’s parking space.
 5. Request for use of the Meadows swimming pool for the week of July 18-22 for FINS swim team practice and swim meet.
- B&G COMMITTEE**
- The spring clean-up is complete. Mulching will begin on March 21; the dates for the first mowing and the application of pre-emergents to the lawns have not yet been determined. The Committee is conducting a survey of all B-buildings and will submit its findings to the Board at its April meeting; items being examined include paint touch-up, condition of carpeting, sturdiness of handrails, etc. Somerset has submitted a proposal for the spring planting. Co-Chairs are pleased with what can be done in the spring, while still having funds left for the fall. This contract represents the majority of this year’s plantings, and is essentially two years’ worth of work, since most of last year’s budget was expended on trees. In order to minimize the problem with shrubs being crushed by ice and snow falling from the roofs, the Committee places resilient plants under the rooflines, such as nandinas and yews, which are able to recover from such damage. The locations of working front water spigots and the willingness of nearby residents to help maintain new plantings are

also considered. There is a one-year warranty on new plantings, assuming they have been given adequate care and watering.

- The County has planted new hollies along Quaker Lane; they also will remove hangers from two mature trees and replace two willow oaks in the next few weeks. The new plantings will be watered by the County over the summer. Additionally, they will be removing a street tree in Court 1 and replacing a tree at the corner of 33rd and Stafford that was lost during a summer storm.

- The Committee's plan for improvements to the circle in front of the FCC will be presented to the County by the FCA for grant consideration.

- The Board received a proposal for installation of wood chips at the Tot Lot. They are still considering this project, including adding a second timber to allow for higher stacking of wood chips, and placing larger mats under the swings and slide.

- The Committee will request a bid to restore the grounds where sewer repairs have been made in Courts 1, 2, 8 and 11. Work will be completed after the areas have had sufficient time to settle. In the meantime, the areas will be raked and cleared of large rocks and debris.

- A letter was sent to a resident concerning the improper installation of a satellite dish in the patio. If not corrected by April 1, due process will be instituted.

- The sidewalk lights in Court 6 appear to be malfunctioning, as they remain on too long, particularly on rainy or cloudy days. The maintenance crew will inspect the photo cell that operates these lights.

- A letter was sent to a resident regarding their installation of improper windows and doors. If not corrected, due process will be instituted within the next two weeks.

- A number of personal items have been placed on the lawn in front of a unit. A notice of violation will be placed on the door, instructing residents to remove the items.

- During the B-building survey it was noted that the inside front door of a unit is severely cracked. A letter will be sent instructing resident to make necessary repairs or to replace the door, if needed.

POOL

Work has begun on the baby pool, including new white coat and perimeter tiles.

During the demo portion of this work, the send and return lines from the pump room to the baby pool were pressure-tested and a substantial leak was discovered in the return line, which explains the need to constantly refill the pool during the summer months. Further leak detection will be undertaken to determine its exact location. Repairs will be completed as soon as weather conditions allow, and restoration of affected areas will follow. The Pool Rules and other related documents are being updated and will be sent to the printer.

TENNIS COURTS

A meeting is scheduled for Friday, April 1, to assess the condition of the courts, and determine maintenance needs.

B-BUILDINGS

The Board would like to have a set schedule for B-building cleaning that is the same every week. The current cleaning contract expires March 31. Carpet cleaning will be done once a new contract is in place.

WASTE REMOVAL

Following brief discussion, by UNANIMOUS CONSENT the Board voted to accept the contract proposal from Capitol Services to provide waste removal and recycling services for May 1, 2011, through April 30, 2015.

COURT 8 STORM DRAIN VAULT

The Board received two bids for installing a new vault in Court 8; a third bid is forthcoming, and additional bids will be sought if the Board deems it necessary. All concrete repairs needed in Court 8 will be done during the process of installing the vault.

SEWERS

Two sewer problems occurred recently, one in Court 8 and another in Court 11. Repairs have been made, and the Board is researching warranty issues.

**PARKING LOT
CRACK REPAIRS**

All parking lots have been inspected to determine the extent of crack repair needed. Contractor presentations will be scheduled for a future Board meeting to discuss options and recommendations. Contractors will be asked to include restriping in their proposals; however, no restriping will be done until crack repairs are completed.

**POLICY
RESOLUTIONS**

The Board is currently considering Resolutions to establish guidelines for the placement of exterior storage containers, such as PODS, on Association property, as well as a revised policy for the installation of satellite dishes and exterior antennas.

SAFETY CONCERNS

The Board will continue to use Homeowner's Link, Meadows Alert, and other means available to ensure that safety concerns are transmitted to residents in a timely manner.

NEXT MEETING

The next regular Board meeting will be held on Wednesday, April 20, 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 8:40 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary