

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
MAY 24, 2017

IN ATTENDANCE

John Thurber	- President and Treasurer
Mary Ellen Finigan	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President
John Sitton	- Secretary
Anne Gillis	- Director
Diane Thurber	- Recording Secretary
Sabiha Noorzai-Barbour	- Portfolio Manager, CMC
Catherine Venning	- 3441 S. Stafford Street, A-2
Charles Monfort	- 3441 S. Stafford Street, B-1

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, a correction to the collection report, two legal matters, and behavioral issues by two individuals at the pool. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:57 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Farbstein), the minutes of the April 19, 2017, meeting were APPROVED as presented.

APPROVALS SUBSEQUENT TO MEETING By UNANIMOUS CONSENT the Board reaffirmed and entered into the record the following items, approved via email between the time of the Board meeting on April 19, 2017, and this meeting:

1. Request for new front storm door.
2. Request for replacement windows.
3. Job Scope for repairs to exterior stairwell wall.
4. Request to install attic flooring.
5. Request for upper level bathroom remodel.
6. Request for installation of recessed lighting.
7. Turf Application Proposal to control spring broadleaf weeds,
8. Proposal to furnish and install metal behind all existing downspouts, on building, front and rear, in order to close gap that is allowing animal entry.
9. Proposal to prepare the Association's audit and tax returns for 2017 and 2018.
10. Proposal for carpet shampoo services in all 27 B-buildings.
11. Request for new rear storm door.

POSSIBLE PCE CONTAMINATION ISSUE The Board has been informed that PCE contamination has been discovered in the Glen, ostensibly 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, Virginia Department of Health, Arlington County Health Division) will be attending the Board's June meeting to discuss the issue and to answer any questions and address any concerns.

AUDIT The Board has received the final audit. Auditor may attend July meeting to review with Board and answer questions.

B&G COMMITTEE - When B-building carpets are cleaned special attention should be paid to the entryways. Not all courts have sidewalks that lead directly from the parking lots to the front doors, so many residents cut through the grass and track in mud. Some are worse than others. Carpet cleaning was scheduled to begin today.

- New letters will be sent out shortly addressing new violations.

- Letter sent to residents regarding trash being left in common area; there has been no improvement.

- Two replacement windows are incorrect. Residents notified.

- If lawn mowing and recycling days coincide, it creates problems because the grounds crew cannot mow in those areas. They may not be aware of the recycling schedule.

- Some turf areas affected by FiOS installation have been fully restored by Verizon, and others have yet to be done. They did respond when called about some sinkholes, and repaired those.

- Committee Co-Chairs will be notified when a contractor is scheduled to come out to the property so they can be there. Tree work scheduled for Tuesday.

RESIDENT FORUM:

Fences and Water Intrusion Resident inquired about fence repairs, and reported water entering basement common area during periods of heavy rain.

POOL Pool opens Saturday. Ms. Farbstein thanked those who assisted at the pre-opening work party. A magazine rack will be installed near the bulletin board so residents can share magazines, similar to the book exchange. Also suggested was possibly installing an electrical outlet where residents can plug into a USB port and charge their cell phones.

TRESPASSER There have not been any more incidents reported.

FiOS The Board would like a timetable from Verizon as to when the infrastructure will be complete and residents can start receiving service.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, June 21, 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 7:31 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary