

**FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. STAFFORD STREET, ARLINGTON, VIRGINIA 22206
May 16, 2018**

IN ATTENDANCE

Lisa Farbstein	President
John Sitton	Treasurer
Nick Slabinski	Assistant Treasurer
Anne Gillis	Secretary
Sabiha Noorzai-Barbour	Portfolio Manager, CMC
Renee Watson	Goldklang Group CPAs, P.C.
Bill Hershberger	Trash and Recycling Committee

CALL TO ORDER AND QUORUM

Ms. Farbstein called the meeting to order at 6:45 p. m. A quorum was established.

EXECUTIVE SESSION

By unanimous consent the meeting was moved into Executive Session to discuss personnel matters, legal issues, and delinquencies. Following discussion, by unanimous consent the meeting was moved into regular session at 6:51 p.m.

APPROVAL OF AGENDA

By unanimous consent the agenda was approved as presented.

APPROVAL OF MINUTES

By unanimous consent the minutes of the April 18, 2018 meeting were approved as presented.
By unanimous consent the minutes of the May 7, 2018 Board of Directors' Workshop on Capital Needs were approved as presented.

HOMEOWNERS' OPEN FORUM

No homeowners were present to speak at this meeting.

AUDIT REVIEW

Ms. Watson presented the draft audit for Fairlington Meadows for the years ended December 31, 2017 and 2016. She said Goldklang Group issued an unmodified opinion, which is the best available. It included the Independent Auditor's Report on the Association's financial statements, which comprise the balance sheets, statements of income, member's equity and cash flows for the years indicated, and the related notes to the financial statement.

COMMITTEE REPORTS

Trash and Recycling - Mr. Hershberger presented the results of the Committee's survey of Meadows residents. Over half of respondents put trash out three or fewer times per week; almost a quarter put trash out six days per week. Over half of respondents believe two days of recycling would meet their needs; over one third believe one day of recycling meets their needs. Over one half of respondents favor large, rigid containers that are centrally located; over one quarter favor small, lidded containers on the porch. Mr. Hershberger suggested considering a limited number of central locations, so as to discourage trash drop-off at all hours. He noted that every possible solution presents problems of some sort, and will make some residents unhappy.

Ms. Farbstein asked how the new trash system in North Fairlington is working out. Mr. Hershberger said the bins in North Fairlington have lids with locks and codes, and there are still specific hours for putting trash out. He said he had spoken to one resident who lived close to the bins and she had no objection to them.

Ms. Noorzai-Barbour mentioned a company called Trash Away, which serves local apartment and condominium buildings, bringing rigid trash receptacles in the evening for trash bags to be put into, and collecting those receptacles overnight. She said she would obtain more information for the Board on that service.

Pool Committee - it was reported that the pool applications were distributed this week.

MANAGERS' REPORT

March 2018 Variance Report - Ms. Noorzai-Barbour reported that the Association was under budget for administration, payroll and benefits expenses, insurance, and utilities.

MATTERS FOR BOARD DECISION

Ms. Farbstein stated that the Association's attorney was asked to draft a resolution regarding management of insurance claims, apportionment of responsibility for uninsured losses and payment of the insurance deductible. That resolution was presented to the Board. By motion duly made, seconded and carried 4-0 the Board voted to approve the resolution.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Capital Projects - Ms. Farbstein said the Board needs to make decisions soon on which projects take priority. Mr. Sitton said he thought roofs, fences, the tennis court and the basketball court need attention within the next two years. He agreed that the board needs a plan as to which projects will be undertaken when.

APPROVALS SUBSEQUENT TO MEETING

By motion duly made, seconded and carried 4-0 the Board voted to reaffirm and enter into the record items approved via email between the time of the last meeting and this meeting.

1. Proposal from a resident for installation of a radon remediation system at 3479 S. Stafford Street, Unit A2, pursuant to a contract with Tom Barber & Associates.
2. Proposal from a resident for installation of new replacement windows at 4305 35th St., S, pursuant to a contract with Nova Installations, Inc

ESTABLISHMENT OF NEXT BOARD MEETING - June 20, 2018

ADJOURNMENT

By unanimous consent the meeting was adjourned at 8:26 p. m.

Respectfully submitted

Anne Gillis
Secretary