

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
OCTOBER 11, 2006

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Jacqueline Maguire	- Secretary
Debbie Diener	- Treasurer
Diane Thurber	- Recording Secretary
John Kilkenny	- Community Manager, Condo Division, CMC
Stephen W. Dickerson	- CIC, Senior VP, USI Insurance Services
Theresa N. Swan	- PCAM, VP, USI Insurance Services
Chuck Edwards and Judi Garth	- Co-Chairs, B&G Committee
Ed Hilz	- 3405B S. Stafford Street
Jill Henderson	- 3468 S. Stafford Street, A-2

**CALL TO ORDER
AND QUORUM** 7:05 p.m. Quorum established.

**EXECUTIVE
SESSION** By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss a due process matter and a personnel issue. Following discussion, by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session.

INSURANCE Mr. Dickerson and Ms. Swan previously submitted to the Board a "Proposal of Coverage and Service" for the continuation of the Association's property and casualty insurance program, and attended the meeting to review the coverages offered under the policy.

**APPROVAL OF
MINUTES** By MOTION duly MADE, SECONDED and CARRIED, the minutes of the September 20, 2006, meeting were approved as presented.

**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 time of its September meeting and this meeting. Those items are:

1. Proposal from Ronald P. Kirby, Jr., RS, to provide engineering services oversight for the sewer lateral repair project, with attached Contract Annex, dated October 5, 2006. .
2. Proposal from M&A Renovation dated August 11, 2006, to perform renovations and painting for resident on S. 35th Street.
3. Request from resident to install French drain system in basement on S. 34th Street. The sump pump must be located in the utility room of the unit and may not be placed in the common area for the reasons stated in the Board's e-mail of September 25, 2006.

**INQUIRY RE:
SEWER RE-LINING** Resident inquired about the status of the sewer relining project, and reported that needles from the pine tree abutting her building clog the gutters and cause water problems. *Response:* B&G recently received a proposal for tree work that includes removal of the offending pine tree, and that work is scheduled to be completed within the next few weeks. Also, known problem sewer lines are closely monitored, and Eddie's Plumbing performs semi-annual clean-outs of those lines. The Board is

proposing to reline all of the sewers over the next three to four years. Mr. Clark has composed a list of the fifteen worst lines, and those will be done first. Resident advised that gutter extensions and window well covers also may assist in keeping water out of her unit. Our maintenance crew attempts to keep the gutters clear of pine needles, leaves, and other debris, but the Board encourages residents to take personal responsibility.

B&G - Committee received a proposal from Don Hook for tree removals and pruning, as well as a proposal from Valley Crest for the fall planting and for lawn restoration in Court 11, where sewer work was done but the area not properly restored. The Board requested clean copies of the contracts; approval will be via e-mail so work can begin.

- Cherry tree in patio on S. Stafford Street rubbing against the building. Proposal from Don Hook to prune the tree while he is here on property. Mr. Kilkenny will contact the owner to request authorization to do the work.

- Mr. Clark is concerned about the common area behind 3468 S. Stafford Street, where water gathers and ponds. Mr. Kilkenny will request from Valley Crest a proposal to remedy the situation.

- Board requested that the maintenance crew remove all ivy growing on buildings and fences.

RODENTS Resident requested that the bait trap installed near his unit be moved closer to the storm drain behind 3401 S. Stafford Street and re-baited.

MULCHING Resident reported that the current thinking of the tree steward employed by the Virginia Extension Service is that a lot of condos are over-mulching their trees; actually, only one to two inches are needed.

NEST REMOVAL Squirrel nest in porch on S. Stafford Street has been removed and the area sealed off and repaired.

VCR VCR in the maintenance shop was stolen. The Board authorized Mr. Clark to purchase a new one.

PAINTING Painters should be done in about one-and-a-half weeks. The Board has not heard anything from the residents.

POOL The pool water turned "gross" because algaecide was not added. Assurances provided that the water will be clean before the pool covers are installed.

BUDGET The Board reviewed the final Budget numbers. Treasurer will begin tracking the Budget in parallel with CMC's financial person to be sure that items are being attributing to the proper categories. Also, line items will be tracked against reserve categories so there is more of an awareness of what the Association is reserving for. The Reserve Study needs to be updated in 2007. The auditors recommend changing our filing status for purposes of income taxes, and that will be done. By UNANIMOUS CONSENT, the Board approved the Budget as presented, with an assessment increase of 3.9%, to be presented at the Annual Meeting on October 26, for community comment and approval.

SNOW PREP The snow blowers should be tuned up soon.

NEXT MEETING The next regular Board meeting is scheduled for Wednesday, November 15, 2006, at the Abingdon Elementary School library, 3035 S. Abingdon Street, Arlington, Virginia. Executive Session starts at 6:45, followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary