

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
SEPTEMBER 20, 2006

IN ATTENDANCE	John Thurber	- President
	David Andrews	- 1 st Vice President
	Lisa Farbstein	- 2 nd Vice President / B&G Liaison
	Jacqueline Maguire	- Secretary
	Debbie Diener	- Treasurer
	Diane Thurber	- Recording Secretary
	John Kilkenny	- Community Manager, Condo Division, CMC
	Judi Garth	- B&G Cttee. Co-Chair / Member, Pool Cttee.
	Marie Girovasi	- Member, Pool Committee
	Chuck Edwards	- B&G Committee Co-Chair

CALL TO ORDER AND QUORUM 7:00 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT, the meeting was moved into Executive Session to discuss personnel compensation, two delinquent accounts, and a workmen's compensation issue. Following discussions, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:17 p.m.

FROM EXECUTIVE SESSION By UNANIMOUS CONSENT the Board voted to rescind its August 3, 2006, decision to award end-of-the-year bonuses to the lifeguards.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Diener), the minutes of the August 3, 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 the last regular meeting on August 3, 2006, and this meeting. Those items are:

1. Request for basement remodeling on S. 34th Street, per the proposal of DeLong Home Improvement dated July 15, 2006.
2. Resident's request to replace front storm door. Board granted "provisional approval," as outlined in e-mail response. Board also requested a description of the work proposed for replacing basement door.
3. Improvements to patio on S. 35th Street. In follow-up e-mails resident informed the Board of a deletion from the proposal, and she was advised of the standard provisos re: driving on the lawns, removal of construction debris, etc.

- All relevant correspondence and documents shall be placed in the appropriate unit files.

POOL - Mses. Garth and Girovasi presented a proposal for a shade structure for the pool, similar to the one in the Glen. Their recommendation is for an 18 x 24 x 8 structure, to be erected on the east side of the pool house. The fabric cover is available in many colors; they recommend a blue to match the existing color scheme. Different colors provide different levels of shade and UV protection; they recommend the maximum levels available. The poles and framework are guaranteed for twenty years, and the fabric, ten; the

fabric is removable for off-season storage. Framework is available in powder-coated or galvanized steel. Shipping and installation are extra. The Board understands the desire for such a structure but advised that budget restrictions are a big consideration, especially since \$12,000.00 was spent this year for mechanical upgrades and pool covers. It was generally agreed that if the project is going to be undertaken that it be what is actually desired and not a compromise, and therefore, may have to wait until funds can be budgeted. The walkway lights that were removed recently are available for use inside the pool enclosure, if the Committee wishes to consider that idea.

- The Pool Committee nominated Elizabeth Moores as their new Chairperson for next season. Mr. Thurber will be composing a Pool Committee Charter, describing their mission, which he will discuss with Ms. Moores. It will set a standard of behavior for all, and require that a representative report to the Board on a regular basis. Mr. Kilkenny will provide a list of pool management companies, which will be given to Ms. Moores, with the request that the Committee make a recommendation to the Board. The Board would like to decide which direction to go no later than the December meeting, and lock down a contract.

- The final payment on the pool contract will not be made until the pool is closed properly. Mr. Kilkenny or Mr. Clark will confirm to the Board that it has been done correctly. Our maintenance crew has already stacked and removed the furniture. A winter project for them will be to check the chair straps and make repairs as needed.

- Pool Covers: The Board received two bids; one was double the cost of the other and will not be considered. Mr. Kilkenny recommends covering both pools, because if the wading pool is not covered, it will have to be cleaned and re-sealed every year; as it is, the whitecoat is already stained and will have to be replaced next year or the year after. Also, if left exposed, water expansion and contraction will destroy the drain system. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal from Century Pool dated September 12, 2006, for pool covers for both the main pool and the wading pool. Preferably, the work will be done during October.

B&G COMMITTEE - Committee members met with Don Hook recently and gave him a list of twenty-six trees needing attention, based on a survey done in the spring. Mr. Edwards received his proposal today, but is waiting for the IPM report from arborist Jerry Dieruf before making a final decision on what actually *needs* to be done (they are working from the same list), particularly anything that constitutes a hazard, such as dead trees or over-hanging limbs. The Committee doesn't want to spend money this year trimming a tree that may need to be removed next year; the IPM report will help in making those decisions. Street trees are under the care of the County, but they will be included Mr. Dieruf's report, and he will alert the County to those needs. The Committee will have a final figure on the amount of the contract for the Board's October meeting.

- Due to the drought the last two summers, the Committee will be cutting back on spring planting, and will concentrate on fall planting. People don't water the new plantings, and many of them die. There is a meeting next Tuesday with Valley Crest to discuss the fall planting. Within the next two weeks the lawns will be aerated and seeded.

- The Committee has not noticed anything out of the ordinary re: rodent infestation in the village.

ROOFS Roof repairs are complete on two buildings on S. 35th Street.

RESALE PACKETS The updated Resale Packet now includes the lead paint disclosure.

- EXTERIOR ARCHITECTURAL CRITERIA** The Resolution has been posted on the web site, and is now in effect. It does appear that residents are consulting it when considering renovations to their units. Mr. Clark also is factoring it in when conducting inspections for resale packets.
- SIDEWALK LIGHTS** Installation of the three 26-watt pole fixtures is complete, and Mr. Thurber believes they are "just right." The lighting is nice and soft, and they are high and ruggedly built. The Board will consider some type of black cover to divert light downward if the B&G lighting subcommittee would like to make a proposal.
- LOOSE DOGS IN COURT 14** The situation has improved. Follow-up letters will be sent to residents reminding them of the pertinent Bylaws.
- COUNTY WATER MAINS** The County is beginning a large-scale water main improvement project beginning September 25, which is expected to continue until the end of May 2007.
- B-BUILDING COMMON AREAS** There is a serious problem in the basement common area of a B-building on S. Stafford Street. Water is seeping through the back wall and into the electrical panels, which are rusting from the back, inward. In addition to flooding, it is causing mold and mildew problems, and is a fire hazard. It will be necessary to secure two contractors for this work, a mason and an electrician. Expect to have to remove the back deck of the unit above to check the drainage, waterproof the back wall, and power-wash the steps. The Board would like to begin a program of regular inspections of the B-building common areas to check for these types of problems. Mr. Kilkenny confirmed that the maintenance crew has appropriate masks for use while working in areas containing mold.
- ANNUAL MEETING** Scheduled for Thursday, October 26, 2006, at the Abingdon Elementary School library. Food is not allowed. Mr. Kilkenny will have the final budget for Board approval at the October 11 meeting, and will secure a court reporter for the 26th. No need for legal counsel to be present. The minutes of the 2005 meeting and the 2007 Budget will be available as hand-outs, and the Budget also will be posted online. Mr. Thurber will prepare a President's report, including a section on the Budget, and will begin the meeting with "talking points" on the state of the Association. He will also update the proxy card and prepare a map to the school. Items to be included in the mail-out packet will be forwarded to Mr. Kilkenny. The Court Chairs will be mobilized to solicit proxies.
- NEXT MEETING** Wednesday, October 11, 2006, in the Abingdon Elementary School library, 3035 S. Abingdon Street, in North Fairlington. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum. Board meetings will be held on the third Wednesday of the month, at Abingdon, for the foreseeable future.
- ADJOURNMENT** By UNANIMOUS CONSENT, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary