

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
SEPTEMBER 21, 2011

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Lisa Farbstein | - 2 nd Vice President / B&G Committee Liaison |
| Jacqueline Maguire | - Secretary / Pool Committee Liaison |
| Paul Cinquegrane | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
- 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 delinquent accounts, a personnel issue, and a possible legal action. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:05 p.m.
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-2 (Andrews and Farbstein) the minutes of the July 20, 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 meeting on July 20, 2011, and this meeting.
1. Two requests for basement renovations.
 2. Request for bathroom and kitchen floor replacements.
 3. Proposal from Community Pool Service, Inc. for pool winterization
 4. Request for replacement windows and new storm doors.
 5. Request for HVAC replacement.
- B&G COMMITTEE**
1. The front porch at 3303 S. Stafford Street has water damage. The left column is splitting, and the gutter may need to be replaced.
 2. The patio of a vacant unit on S. Stafford Street has become overrun with weeds, and vines are covering the windows.
 3. Need to remind residents whose units are in the painting cycle to remove vines from their patio fences and from the buildings, and to report broken fence slats and gates so they can be repaired prior to painting.
 4. The County will be re-landscaping the circle at the FCC in October.
 5. The Committee is working on the proposal for the fall planting. There will be a meeting with the grounds contractor on September 29.
- By UNANIMOUS CONSENT, the Board voted to appoint Judi Garth as Co-Chair of the Buildings & Grounds Committee.
- SNOW REMOVAL**
- By UNANIMOUS CONSENT the Board voted to approve the proposal from Somerset Landscaping for snow removal services for the period November 1, 2011, to April 21, 2012. Items covered in the proposal include types and costs of equipment and materials to be used, as well as hourly rates for labor.

SEWER LINE REPAIR By UNANIMOUS CONSENT the Board voted to accept the proposal from Dwyer Plumbing for repair of the sewer line at 3477 S. Utah Street. The line is approximately 100 feet in length from the building to the main.

PAINTING By UNANIMOUS CONSENT the Board voted to accept two proposals from Middledorf, one for exterior painting in Courts 7, 8, 9 and 10, and the other for fence staining in these courts. These four courts were last painted in 2007. Once these fences are stained, we will have completed three of four sections of the village; when the fourth section is completed next year, we hopefully can remove fence staining from the painting contract for a while. Fence and gate repairs must be completed prior to staining. Between now and spring, the interiors of the B-buildings in these courts will be painted by the maintenance crew, as time and weather allow.

POOL CLOSING Pool closing procedures are underway. By UNANIMOUS CONSENT the Board voted to approve the proposal from Community Pool Service for replacement of three faulty underwater lights.

ROOFS Roof leaks that were reported following the earthquake and heavy rains will be evaluated by our roofing contractor and repaired as needed.

FOUNDATION LEAKS Foundation leaks are the responsibility of the individual homeowner. The only exception are leaks in the common areas of the B-buildings.

ANNUAL MEETING The meeting will be held on Wednesday, October 26, in the main room of the FCC. The Budget is being prepared, and other documents are being updated. Target date for formal mail-out is the first week of October. Notice to co-owners will be effected as follows: posting on the website (already complete; update to follow); article in upcoming Meadows Messenger newsletter; and Home Owner Link (both telephone and e-mail notifications). In addition, Court Chairs will canvass their courts for proxies, and electronic voting option will be added to the website. Light refreshments will be served.

NEXT MEETING The next regular Board meeting will be held on Wednesday, October 19, 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 8:13 p.m.

Respectfully submitted,

Diane Thurber, Recording Secretary