

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
DECEMBER 6, 2004

IN ATTENDANCE	John Thurber - President David Andrews - 1 st Vice President Paul Kealey - Treasurer Diane Thurber - Recording Secretary Paul Leddy - Community Manager, CMC Christopher Meuchner - 3321 S. Stafford Street
CALL TO ORDER AND QUORUM	7:00 p.m. Quorum
EXECUTIVE SESSION	By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss a personnel matter. By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session at 7:15 p.m.
APPROVAL OF MINUTES	By MOTION duly MADE, SECONDED and CARRIED, the minutes of the November 16, 2004, meeting were APPROVED, as amended.
PARKING	Resident attended the meeting to discuss a parking issue.
COUNTY TRASH COLLECTION	On December 14, the FCA will host a meeting at which a County rep will discuss their plan to take over trash collection at condominiums. Mr. Thurber requested that a member of this Board attend that meeting.
CLAIM OF LIABILITY	A resident contacted the Board claiming that the lawn maintenance company is responsible for a broken window in his unit and requesting reimbursement from the Association for its repair. The claim was rejected, as there is no proof how the window came to be broken.
GUTTERS	A resident experienced water damage to her unit, which may have been caused by a clogged gutter. The gutter in question was cleaned out just the day before but filled up with leaves literally overnight during a storm. The crew installs gutter covers in areas where leaves are shown to be a problem.
TENNIS COURTS	A contract for resurfacing the tennis courts is being reviewed.
PEST CONTROL	Some residents have reported seeing mice. By MOTION duly MADE, SECONDED and CARRIED, the Board voted not to hire an exterminator in this case, but will have our maintenance crew check the units in question for any possible entry points, including dryer ventilation flaps. Several holes in other areas have already been plugged; any dryer vent issues are the responsibility of the homeowner.
REQUEST FOR CONTRIBUTION	The Board received a letter soliciting a charitable contribution. They requested that Mr. Leddy send a note telling the company that they cannot donate Association funds to charitable causes. They may wish to contact the FCA or place their donation request in the Bulletin.
NEW CONCRETE	Dominion Paving forwarded a letter reminding us not to use de-icing chemicals on any newly-installed concrete. The gist of the letter will be included in the next Messenger. If the maintenance crew sees such chemicals being used, they

should remove them immediately so they are not allowed to make contact with the concrete.

FIBER OPTICS The County's Department of Technology Services contacted the Board re: construction of a fiber optic link between the municipal data networks in Arlington and Alexandria, in connection with a new homeland security project. On first review, the project did not appear to impact the Meadows; however, upon further scrutiny, the Board determined that the maps provided as attachments conflict with each other, and that Attachment 2 is actually a mirror image of the true physical layout of the affected property. The Board requested that Mr. Leddy notify the County of this serious error immediately so that the attachments as they are currently drawn are not given to the contractor for use in burying the fiber optic cable. The Board noted that the installation will be done by a lateral bore rather than trenching. Is it possible for our maintenance crew to monitor the work as it affects our property?

**PAINTING/
CARPENTRY WORK** Mr. Clark has been unsuccessful finding carpenters who can begin wood replacements this month, or whose prices seem reasonable. Mr. Leddy has therefore requested that CMC's maintenance department submit a proposal. They are anxious to finish the wood repairs in order to complete the painting contract before severe winter weather arrives.

COMCAST Items in the Resident's Manual and Bylaws pertaining to cable installation will be incorporated into the proposal forwarded by Comcast then sent to legal counsel for review. The Board will vote on the new contract at a later meeting.

ROOFS Gardner Engineering has a department that specializes in roof repairs and replacement, and Mr. Leddy has asked them to prepare a scope of work for our roofs. We should be able to use that proposal anywhere in the village, not just for the upcoming replacement on Utah Street. They will also provide a list of contractors who specialize in slate roofing. The Board reminded Mr. Leddy that we want to match new roof colors to what was previously in place.

SEWERS Mr. Leddy is currently reviewing four proposals for sewer line camera work. The Board will begin the process with fifteen known problem lines; recordings will be made from the buildings to the manholes. For each line, they would like an evaluation of the problems and a 1-5 priority to give them a sense of where they need to focus. If that can be done over the winter, a plan can be made, and capital improvements begun in the spring. The slump in the street at the Court 9 sewer line has been repaired, as has the ditch in the lawn there.

FENCES Long Fence will be giving us a bid on repairing the fence section that was damaged by the hit-and-run driver.

NEXT MEETING Wednesday, February 2, 2005, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting.

ADJOURNMENT By MOTION duly MADE, SECONDED and CARRIED, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Diane L. Thurber, Recording Secretary