

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
JANUARY 10, 2006

IN ATTENDANCE John Thurber - President
 David Andrews 1st Vice President
 Lisa Farbstein - Treasurer/B&G Committee Liaison
 Diane Thurber - Recording Secretary
 Paul Leddy - Community Manager, CMC

Following Executive Session:

Debra Diener - Newly-Appointed Board Member

CALL TO ORDER AND QUORUM Call to order at 7:00 p.m. Quorum established.

EXECUTIVE SESSION By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session in order to interview a candidate for possible appointment to the Board. Following discussion, at 7:15 p.m., by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session.

FROM EXECUTIVE SESSION:

BOARD APPOINTMENT By MOTION duly MADE, SECONDED and CARRIED, the Board voted to appoint Debra Diener to complete the unexpired term of Board member Judy Pisciotta, pursuant to Article IV, Section 6 of the Bylaws of Fairlington Meadows. Ms. Diener will serve as a Director up through and including the Annual Meeting in October 2006, at which time the position will be up for general election.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED, the minutes of the November 30, 2005, meeting, were approved as submitted.

REAPPOINTMENT OF COMMITTEE CHAIRS By MOTION duly MADE, SECONDED and CARRIED, the Board voted **OF** to reappoint the Chairpersons to the Meadows' standing committees, as follows:

- Buildings & Grounds: Chuck Edwards and Judi Garth
- Pool: Cliff Beasley
- Recreation: Ed Girovasi and John Stack
- Court Chairs: Diane Thurber
- Messenger: Kathryn Utan

B&G COMMITTEE - The Committee met last week, and is currently considering the spring planting, as well as a possible patio tour some time in June. Following the meeting, members inspected the sidewalk lighting behind Court 6, which has been destroyed intentionally a number of times. Repairs have been very costly for the Association and, therefore, the Board tasked the Committee with recommending an alternative lighting system. On this particular visit, most of the lights were in working order, having been repaired recently by our on-site maintenance crew. One building-mounted spotlight also was functioning, in the area closest to Quaker Lane. A second spotlight at the other end has not been in use recently and was not on, but it does appear that the wiring is still in place. Re-engaging the second spotlight would mean trimming or removing an existing tree that has grown up in front of it; an alternative would be to place a new spotlight on a pole in that same area. The Committee does not believe

extra “up-lighting” is the answer, and those present appeared to favor an additional pole- or fence-mounted spotlight. Two objectives are to keep the lighting out of the reach of vandals and to have it not be obtrusive to adjacent patios. A letter was sent to affected residents requesting input, concerns, suggestions, etc., but no responses were received. The Committee will continue to research this issue.

- The Committee continues to work on the “Frequently Asked Questions” project, which will be posted on the Association’s web site. Board members were asked to review the draft document, and to e-mail any comments to Ms. Farbstein. An updated version will be provided for the next meeting.

- Mr. Leddy will contact our landscaper to remind them that they are responsible for the clean-out covers that were broken by their lawn aerator.

- A list of outstanding issues was presented to the Board; all are currently subject to due process.

PAINTING This year’s painting contract is complete, and the contractor paid.

FENCES A fence survey will be conducted; the maintenance crew will continue to make repairs as needed.

SHUTTERS The shutters in the recently-painted areas have been matched up. This will be done at the completion of each painting cycle by our maintenance crew.

ROOF Ruff Roofing began working on the roof in Court 11 yesterday.

AUDIT By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve the proposal from Ahlberg & Company, P.C., to perform an audit and to prepare federal and state income tax returns for the years 2005 and 2006.

RESIDENT ISSUES - There have not been any further reports of clogged gutters or water intrusion since the offending trees in Court 11 were removed.

- A resolution has been reached in each of the matters outlined under “Letters from Residents” in the November 30, 2005, minutes.

PARKING LOTS The proposal received from Middeldorf Painting for stenciling the parking lots will be included in the next Board packet.

WATER MAIN BREAK A break occurred in the County’s water main on 35th Street which began slowly on December 22, and continued growing in intensity until December 24, when it was repaired. Mr. Clark reported it to the County immediately upon discovery, but there were several larger breaks elsewhere in the County, and only one crew working the holiday schedule. Cars in the immediate area of the break were towed out of Court 9, and the area was roped off. In order to repair the line, it was necessary to dig up a portion of the lot, as well as the curb and the street. The County will repair the affected areas, including the parking lot and wheel stops. The area will be allowed to settle before final repairs are made. Landscaping repairs will be handled by Valley Crest in the spring.

NEXT MEETING

The next meeting of the Board will be held on Monday, February 13, 2006, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT

By UNANIMOUS CONSENT, the meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary