

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
JULY 21, 2005

IN ATTENDANCE John Thurber - President
 David Andrews - 1st Vice President
 Judy Pisciotta - 2nd Vice President
 Diane Thurber - Recording Secretary
 Paul Leddy - Community Manager, CMC
 Jack Clark - Maintenance Manager
 Ed Hilz - 3405-B S. Stafford Street

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

EXECUTIVE SESSION By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss employee compensation and delinquent accounts. Following discussion, by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session.

FROM EXECUTIVE SESSION By MOTIONS duly MADE, SECONDED and CARRIED, the Board voted to increase the salaries of each of the maintenance personnel by 3.2% and to give the Pool Manager a year-end bonus and an additional amount to be distributed amongst the other lifeguards at her discretion.

APPROVAL OF MINUTES By UNANIMOUS CONSENT, the minutes of the June 6, 2005, meeting were approved as submitted.

RESIDENTS' FORUM:

WEB SITE Mr. Hilz inquired when the minutes of the Board meetings would be brought current on the web site. Ms. Thurber is working with webmaster Ron Patterson to accomplish this.

LAWN MOWING Mr. Hilz inquired why grounds contractor Valley Crest uses only large size mowers and not regular yard-size mowers for smaller areas. He also noted that edging is done only along sidewalks and not along the parking lot curb. His comments will be transmitted to B&G.

WATER ISSUE Owner of unit on S. Stafford Street has contacted the Board and management several times by telephone and by e-mail regarding water penetration into the unit. All correspondence has been acknowledged, and Mr. Leddy will arrange a meeting amongst himself, Mr. Clark and owner to determine the source of the problem.

WALKWAY LIGHTING Residents contacted the Board with a request to install lighting along the brick pathway between Courts 2 and 3. The Board felt that was a reasonable request, and will ask B&G to determine the number of fixtures needed. Mr. Clark will meet with an electrician to obtain a proposal.

RENOVATION REQUESTS - The Board received a letter from resident on S. Stafford Street requesting permission to complete repairs to her kitchen necessitated by a dishwasher leak. By MOTION duly MADE, SECONDED and CARRIED, the Board approved resident's request to perform the work outlined in her letter.

- Homeowners on 35th Street requested that the Board reaffirm their

earlier renovation proposal, which was presented to a previous Board and approved in its entirety. Three of the four levels have since been renovated, and they are now prepared to complete the project. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve their request to proceed with the final stage of the renovation, as outlined in their letter

NOISE ISSUE Resident on S. Stafford Street contacted the Board on two previous occasions regarding unacceptable noise levels created by the upstairs tenants. The unit has now been sold and resident is optimistic that situation will be remedied. Resident suggested that when the Bylaws are updated, the section re: carpeting in upstairs units be made less ambiguous than the current "80% of the floor must be covered" by adding specific language such as ". . . with carpet and adequate padding"; "everything except the kitchen and bathroom must be carpeted"; and "walkways must be carpeted."

FINANCIAL - By MOTION duly MADE, SECONDED and CARRIED, the Board voted to move excess funds in the Operating Account to the Money Market. .

B&G - The American elm tree at 3460 S. Stafford Street and the oak behind 3373 S. Stafford Street have been pruned.
- At the request of resident on S. 35th Street, overgrown hollies in front of the building were trimmed back for better access. Major trimming of these trees will be accomplished during the appropriate pruning season.
- There are three units whose replacement windows remain in violation: two have wrapped sills, the third has different style windows on the first and second levels, plus kitchen window is four-over-four. Mr. Leddy was instructed to send another letter to each of the owners, in accordance with the rules of due process.
- Resident on S. Stafford Street has placed ground lighting (each fixture approximately 18" high) around the front of the unit. The Board will ask B&G to inspect these lights to determine if they constitute a violation of the rules.

POOL The Board would like an independent review of the pool's operating systems prior to closing so it can be evaluated while in operation. Mr. Leddy will request a proposal from Century Pools for the next meeting.

PAINTING Mr. Leddy will be meeting with three painting contractors; all received the specs and bid package. An updated survey by Mr. Clark revealed that there are 177 replacement windows in the current painting cycle.

SEWERS The Association will be selecting a sewer relining contractor by means of an open-bid process. Legal counsel will be preparing a contract. Mr. Leddy has requested a bid from Eddie's to camera the fifteen worst lines.

COMCAST AGREEMENT "Exhibit A" to the Cable Television Contract with COMCAST has been sent to their representative, and it appears that they are generally in agreement. The document will also be posted on the Association's web site. It remains incumbent upon the owner to ensure that installations are done properly.

ARCHITECTURAL VIOLATION A notice of violation was sent to resident on S. 35th Street, regarding an inappropriate exterior patio light. Although resident attempted to correct the electrical and fire hazard created by the installation, the Board has determined that the fixture is not in keeping with architectural standards, and asked Mr. Leddy to send another letter instructing him to replace the fixture with an appropriate model.

WORK SHIRTS The Board authorized Mr. Clark to order five summer and five winter shirts for himself and for Mr. Ramirez, as well as a jacket for each. The words "Fairlington Meadows" and their names will be embroidered onto the clothing.

ARC Mr. Thurber prepared a draft Policy Resolution based on the findings and recommendations of the Architectural Review Committee. Its purpose is to better define the architectural harmony standards within the community. An initial section-by-section review was begun and will continue at the Board's next meeting.

ANNUAL MEETING Thursday, October 27, at the FCC. Mr. Leddy will begin work on the budget.

NEXT MEETING Tuesday, August 30, 2005, at the FCC. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT By MOTION duly MADE, SECONDED and CARRIED, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary