

**FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
MARCH 4, 2004**

IN ATTENDANCE John Thurber - President
 David Andrews - 1st Vice President
 Judy Pisciotta - 2nd Vice President
 Paul Kealey - Treasurer
 Bryan Hochstein - Secretary
 Diane Thurber - Recording Secretary
 Olivia Dixon-Powers - Community Manager, CMC

**CALL TO ORDER
AND QUORUM** 6:30 p.m. Quorum.

**EXECUTIVE
SESSION** By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session for the purpose of discussing the due process hearings for satellite dish violations.

By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session at 6:40 p.m.

**FROM EXECUTIVE
SESSION** The Bylaw violations with regard to satellite dishes now stand as follows: one has been removed; one will be removed by March 9, and two hearings were rescheduled to March 30.

**POLICY
RESOLUTION** Mr. Thurber incorporated into the basic document the inputs provided by Board members, our insurance agent, and legal counsel, and prepared another draft. The Board reviewed that draft line by line and made additional modifications. Based on this review, Mr. Thurber will prepare the final version for Board vote. The official notice re: insurance coverage has been mailed out to co-owners with a copy of the informational brochure provided by our insurance company.

**COURT 8
RESTORATION** The maintenance crew raked the site of the sewer work, improving it considerably. Valley Crest is working on a proposal for restoration of the area in conjunction with the spring planting.

4321 S. 35th STREET Ms. Dixon-Powers spoke with the references given by JED, and reported that they are all very satisfied with the MaxLiner Relining System. They no longer experience problems with the lines that have received this state-of-the-art repair, where some had problems two to three times a week. Most plan to do additional lines as their budgets allow. One line takes only three or four hours, and residents are not inconvenienced. Mr. Clark spoke with the County's Department of Public Works and was told that the slip-lining process is economical and eliminates the problem of tree roots. There is not as much disturbance to the landscaping and there's very little digging and less mess. The liner will conform to imperfections in the pipe, but if they perform a good inspection and find that the pipes are not way out of alignment, it will be fine. No permits are required because it is considered a repair and not a replacement. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to contract with JED Mechanical Contractors, Inc. to slip-line the sewer lateral at 4321 S. 35th Street as set forth in their proposal dated February 11, 2004, using the MaxLiner System to reline the existing 6-inch sewer pipe from the unit to the County main. Discussion of lining all the pipes using the MaxLiner System. It was agreed to wait until the clean-outs have been installed

so we can get a better look at the lines. We'll do this one and see how we like it then make a plan. We could build it into the reserves and do a few each year.

**EXTERIOR
CLEAN-OUTS**

When the project first begins, Mr. Clark and Ms. Dixon-Powers should be there so that JED can explain exactly what is going to happen and what the steps are so that we will know what to look for. One thing we do know is that the pipes must be braced underneath with packed stone. Mr. Clark should be at the individual work sites when specific things are taking place, and it was suggested that once this work is underway that he devote his full attention to it. The Board is uncomfortable with providing a 50% deposit, and would prefer progress payments. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal of JED Mechanical Contractors, Inc. to install forty-four sewer lateral clean-outs, contingent on revision of the contract to specify progress payments, with a deposit to be paid at the beginning of each ten, and full payment upon completion of those, etc., until all forty-four are complete. The contract also will contain a provision to protect the trees and other sewer laterals from the piling of dirt. Since the most recently known problem is at 4207 S. 35th Street, it was suggested that the starting point be the corner of S. 35th and S. Stafford, with movement in one direction. In addition to written notice, this would make it apparent to the residents when the work is heading their way. It will be necessary to line up pavement and sidewalk contractors, and that will be addressed at the meeting on March 30.

**MEADOWS
MESSENGER**

Articles are due March 15. Mr. Hochstein will announce the web site in the next issue.

NEXT MEETING

Tuesday, March 30, 2004, 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 9:25 p.m.

Respectfully submitted,



Diane Thurber
Recording Secretary