

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
APRIL 16, 2009

- IN ATTENDANCE** John Thurber - President
David Andrews - 1st Vice President
Jacqueline Maguire - Secretary / Pool Committee Liaison
Diane Thurber - Recording Secretary
Jason Eglin - CMCA, AMS, Community Manager, CMC
Kim Hahn - Condo Division Director, CMC
Paul Cinquegrane - 3445 S. Utah Street
- CALL TO ORDER AND QUORUM** Call to order at 6:53 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts, a personnel matter, and a Bylaw violation. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:00 p.m.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED, the minutes of the March 25, 2009, 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 meeting on March 25, 2009, and this meeting. All items approved 4-0.
1. Request by Pool Committee Co-Chair to purchase a new gas grill for use at the pool. Purchase to be made at Home Depot.
 2. Request by resident for window replacement at unit on S. Stafford Street.
 3. Request by resident to re-brick patio on S. 34th Street.
 4. Request by resident for reimbursement of funds expended for emergency repair of common area water pipe.
- NEW BOARD MEMBER SEARCH** Ad hoc Search Committee will provide a recommendation of a co-owner to complete unexpired term of former Board member Debra Diener.
- FINANCIAL** Board President working on Budget Analysis for 2008, in advance of preparing 2010 Budget.
- ROOF SLATES** As reported by resident, roofing slates were found to have damaged window well covers. Incident reported to contractor for remedial action.
- B-BUILDING CARPET CLEANING** By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal for shampooing the carpets in the 27 B-buildings. A notice will be posted in each building in advance of the scheduled cleaning date.
- SPRINKLER IN TRAFFIC CIRCLE** B&G and maintenance crew working with the County to get the sprinkler system in the circle in proper working order. Want to ensure that the plants receive adequate water, but that water is not wasted by misdirected sprinkler heads and excessive watering times.

**ELECTRICAL
OUTAGE**

Resident on S. 35th Street reported diminishing electrical power to his home. Investigation revealed a break in the line between the electrical box and the unit, which lines are the responsibility of the Association. Repairs are underway.

POOL COMMITTEE

A pre-opening meeting will be scheduled with contractor to review rules, processes, procedures and operations, as well as any other issues that should be brought to their attention. The recently-adopted Policy Resolution No. 01-21-09, "Rules for Recreational Facilities in Fairlington Meadows" will be distributed along with recreation pass applications, some time in May.

PAINTING

Maintenance crew will be painting the interior of the bath house. The Board has requested a proposal from contractor for staining the fences of the units that are in the upcoming painting cycle (Courts 3, 14 and 15). Prior to painting, all rotten wood will be replaced.

NEXT MEETING

The next regular meeting of the Board will be held on Wednesday, May 20, 2009, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum.

ADJOURNMENT

By UNANIMOUS CONSENT the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary