

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 24, 2013

IN ATTENDANCE

John Thurber	- President
Mary Ellen Finigan	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President / B&G Committee Liaison
Jacqueline Maguire	- Secretary
Diane Thurber	- Recording Secretary
Chuck Edwards	- Co-Chair, Buildings & Grounds Committee
Judi Garth	- Co-Chair, Buildings & Grounds Committee
Tim Lee	- Meadows Maintenance Manager
Tony Rouhani	- Vice President and Condominium Division Director, CMC
Dwayne Frazier	- Portfolio Community Manager, CMC

CALL TO ORDER AND QUORUM Call to order at 6:50 p.m. Quorum established.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the March 20, 2013, meeting were APPROVED as presented.

APPROVALS SUBSEQUENT TO MEETING By UNANIMOUS CONSENT the Board re-affirmed and entered into the record items approved via e-mail between the time of the Board meeting on March 20, 2013, and this meeting.

1. Request for basement remodeling.
2. Proposal for carpentry repairs at several locations throughout the property.
3. Request to install attic insulation.
4. Purchase of a computer for the maintenance shop.
5. Hiring of a trial witness who is an expert on sewer liners.
6. Request for replacement windows.
7. Request for installation of a sump pump
8. Proposal for various roofing repairs at five locations.
9. Request for replacement of back security door.

B&G COMMITTEE The following items were introduced and discussed:

1. Pruning of the hollies began today. The photinias on Quaker Lane will be fertilized, and mowing and edging will be done tomorrow.
2. Ground repairs in Courts 14 and 15 were well and neatly done.
3. Proposals for the following will be voted on once circulated amongst Board members: revised spring planting; holly and crape myrtle pruning; and revision to proposal for ground repairs in Court 13.
4. The Committee is working with Comcast, Verizon, and the County Cable Office to request repairs and adherence to the Comcast Service Agreement.
5. Four signs will be purchased and placed in designated common areas, informing pet owners that improper disposal of bags of pet feces is a violation of both the condominium rules and Virginia law.
6. Chimney cover on building on S. Stafford Street is missing. Others that are in disrepair should be fixed.
7. Letters sent to two residents from management regarding the condition of their patios, which are in violation of the Bylaws.

8. The Committee has conducted a survey of patios and noted violations; however, they believe residents should be given more time to correct any such violations due to the fact that the weather has not been conducive to working in the patios. They found a number of broken gates, damaged capboards, trees in excess of 25 feet in height, trees touching buildings, and greenery growing through fences. A "soft reminder" will be placed in the upcoming Messenger prior to any letters being sent. The Committee will re-inspect the patios and file their report with the Board at the May meeting. Mr. Lee made some recommendations on fence repairs. The fences all have been stained within their last painting cycle, so that part of the contract will be dropped for now.

9. There is an area within the pool enclosure where, for a number of reasons, grass will not grow, and over the course of the summer the area is merely dirt. Grass seed has been applied; if it does not come up, perhaps sod should be considered. Pavers was another suggestion.

10. Patio tree on 35th Street hitting the building and needs to be removed.

11. Residents swept patio debris out into the common area. Another reminder about not doing this will be placed in the upcoming Messenger.

12. There has been a proliferation of lawn decorations, lights, stakes, and other items in the common area beds. These are considered personal property, and therefore not allowed. A reminder will be placed in the upcoming Messenger.

13. The Committee continues researching new mailboxes for the B-buildings, as well as new carpeting.

GROUND ELECTRICAL

The Association is responsible for the underground lines that run from the electrical boxes to the patios, as they are considered common infrastructure. The lines are old, and were installed by "direct burial," and over time, with friction, they are breaking. Recently, some power was lost in a unit as a result of such a break in the line (not all the power in the unit goes out). Emergency repairs were authorized, and the Board has received a proposal for completing the job. Contract includes placing the line in a conduit, burying it, and installing another breaker on the side of the building. Our annual budget allows for two such repairs per year.

POOL OPENING

The new pumps have been installed, acquisition of licensing and permits is in process, supplies have been ordered, and the covers will be removed soon. A pre-opening work party will be held on or about May 15, at which time the furniture will be set up. The pumps will be turned on to allow water to pass through the filters and mix in the chemicals. The maintenance crew repaired the lights in the pump room and bathhouse, replaced the exhaust fan motor in the women's room, and is in the process of repairing a broken bench. A few new signs will be ordered, as the current ones are old and bent.

SEWER RELINING LAWSUITS

The Association prevailed in the lawsuits regarding failed sewer liners. Efforts to collect on the judgments are underway.

TOOLS FOR MAINTENANCE SHOP

Several power tools at the shop are no longer functioning properly, and the Board has authorized their replacement.

COMPUTER FOR MAINTENANCE SHOP

The old computer in the maintenance shop has been replaced.

QUORUM ISSUE

The Board is researching possible ways in which to reach quorum for the Annual Meeting more quickly and easily.

NEXT MEETING

The next regular monthly Board meeting is scheduled for Wednesday, May 15, 2013, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT

By UNANIMOUS CONSENT the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary