

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
APRIL 15, 2015

- IN ATTENDANCE** John Thurber - President
Mary Ellen Finigan - 1st Vice President
Lisa Farbstein - 2nd Vice President / B&G Liaison
Diane Thurber - Recording Secretary
Dwayne Frazier - Portfolio Manager, CMC
- CALL TO ORDER
AND QUORUM** Call to order at 6:54 p.m. Quorum established.
- EXECUTIVE
SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss a legal matter, a Board vacancy, account delinquencies, and the resolution of a Bylaw violation, which avoided a due process action. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:06 p.m.
- APPROVAL OF
MINUTES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0, to minutes of the March 18, 2015, 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 Board meeting on March 18, 2015, and this meeting, as follows:
1. Request for remodeling of upstairs bathroom.
 2. Proposal for parking lot cleaning.
 3. Request from the B&G Committee to purchase a bike rack to be located outside the pool fence enclosure, and for the purchase of five additional wooden benches, to be placed around the village.
 4. Request for extensive basement renovations.
 5. Request for basement and basement bathroom renovations.
 6. Request for installation of a porch handrail.
 7. Change Order to add an additional fifty-foot section of gutter to roofing project on S. Utah Street.
- FINANCIAL** A CD was purchased with funds from the money market account and added to the far end of the investment ladder.
- B&G COMMITTEE** - Discussion of establishing a method for reporting Bylaw violations to the Board. Once finalized, it will be posted on the website.
- Carpets in all 27 B-buildings will be cleaned on April 20. Notices will be posted in advance.
- The Board is considering a proposal to repair a drainage issue in the low area adjacent to "the bullpen."
- TENNIS COURTS** Recreation Committee Co-Chair will be meeting with contractor to review the condition of the courts and to schedule warranty work. The brush and roll-dry will be brought out. Once the schedule of the maintenance crew permits, they will touch up the tennis court fence, as they are currently doing with the pool fence.

- PARKING LOTS** The parking lots will be cleaned on April 17. Some "Reserved" markings are fading and will be re-stenciled by the maintenance crew.
- POOL** - The covers have been removed from both pools, and there will be a "work party" with the pool contractor on May 8 to set out the furniture. We will be ordering new umbrellas and bases, as all of the umbrellas were broken last year, and the bases are not in good shape. The Board is considering replacing the lifeguard stands with those that are a "tower" design rather than the single pedestal we now have.
- The pool documents have been sent to the printer, and should be available for pickup in a week or so, and ready for distribution to the Court Chairs in early May.
 - The maintenance crew will order the bike rack to be installed outside the pool fence. They also have been performing other tasks, such as painting the black railings with gloss and painting the poles of the "lollipop" lights. They also will touch up the perimeter fence and repair it as needed, including tying it back to the posts where it has pulled away.
 - As a result of the vandalism at the pool last year, two "No Trespassing" signs have been purchased and installed on the pool fence.
 - The small water heater in the maintenance shop was old and rusted through, and has been replaced.
- ROOF REPLACEMENT** Work on the roof replacement in Court 6 at 3461A to 3463B S. Stafford Street will begin on April 20. The contractor prepared a very detailed notice for distribution to residents of the court. They will be using a dumpster for the project, which will be removed every night.
- GROUND ELECTRICAL** There are two ground electrical projects underway, one at a unit in Court 11 and a circuit fault repair in the common area adjacent to the pool. The former is expected to be completed within the week, and the latter already has been repaired.
- INSURANCE** Our insurance is up for renewal at the end of each calendar year. The Board will begin working on this in September.
- FENCES** The crew will be preparing a list of gates in need of repair or replacement.
- FARMERS MARKET** The Fairlington Farmers Market is scheduled to open on Sunday, April 19. The market working group appears to be taking steps to address concerns about parking and supervision.
- NEXT MEETING** The next regular monthly Board meeting is scheduled for Wednesday, May 20, 2015. There are no rooms available at the Fairlington Community Center that evening, or on other dates about which the Board inquired; therefore, the meeting will be held in the library at Abingdon School in North Fairlington, 3035 S. Abingdon 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 8:07 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary