

**FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. STAFFORD STREET, ARLINGTON, VA 22206
April 18, 2018**

IN ATTENDANCE

Lisa Farbstein	President
John Sitton	Treasurer
Nick Slabinski	Assistant Treasurer
Anne Gillis	Secretary
Sabiha Noorzai-Barbour	Portfolio Manager, CMC
Erica Brown	Pool Committee
Joe Spytek	Unit 663
Cynthia Puskar	Unit 594
Shirin Wertime	Unit 481
John Wertime	Unit 481

CALL TO ORDER AND QUORUM

Ms. Farbstein called the meeting to order at 6:45 p.m. A quorum was established.

EXECUTIVE SESSION

By unanimous consent the meeting was moved into Executive Session to discuss personnel matters, legal issues, and delinquencies. Following discussion, by unanimous consent the meeting was moved into regular session at 7:10 p.m.

APPROVAL OF AGENDA

By unanimous consent the agenda was approved as presented.

APPROVAL OF MINUTES

By unanimous consent the minutes of the February 21, 2018 meeting were approved.

HOMEOWNERS' OPEN FORUM

Mr. Spytek asked if we would be getting wi-fi access at the pool. Ms. Noorzai-Barbour said she thinks we already have it, but she will check.

Ms. Puskar said she was concerned about adding more recreation facilities in the Meadows, due to noise. She is especially concerned about a possible horseshoe pit because of both noise and safety issues. She thinks we have enough recreational facilities already. She also stated her concern with any possible future trash collection changes, especially if they will involve large trash containers such as those in North Fairlington.

Ms. Wertime presented a petition to the Board calling for an end to the use of all chemical pesticides in the Meadows. Ms. Farbstein asked if all signers of the petition were Meadows residents. Ms. Wertime said they were and noted that their addresses were on the petition. She indicated that she has done research on both of the products used in the Meadows and said they are toxic to both humans and the environment. She suggested we follow the example of the Glen, which uses no chemical pesticides.

Mr. Wertime pointed out that the county has a composting facility at the Trades Center, which is free of charge and items they accept include fruits, vegetables and paper towels.

COMMITTEE REPORTS

Pool Committee - Ms. Brown said our maintenance supervisor will only do what he is directed to do by a Board member. Her understanding is that problems with patrons, guards, etc. should be brought to the Board by email to Ms. Farbstein and Ms. Noorzai-Barbour. Ms. Farbstein said the next issue of the newsletter will focus on the pool.

Ms. Brown said after this season is over the Committee will work on a long term plan for the pool. Mr. Sitton said anything involving the budget will need to come to the Board by July if it is to be included in next year's budget. Ms. Farbstein noted that the pool is primarily for the use of Meadows residents. She suggested we consider giving each resident a pool pass which is good for a specific number of guests per season, with a cost for each additional guest, and that the fees collected could be used for pool social activities.

Ms. Brown said Atlantic, our new pool contractor, will set up everything, to include washing the furniture. The Committee will have a walk-through with the guards to explain the rules, etc., and she will let the Board know when that will take place. Ms. Brown said last year the Committee distributed the packet including rules and cards to Court chairs. Ms. Farbstein suggested going through Diane Thurber, Chair of the Court Chairs, for distribution to Court chairs.

Building and Grounds Committee - Ms. Gillis said that the Committee has a problems getting residents to water new trees and plantings and is very concerned that some of them will die. Ms. Farbstein suggested that we devise a certificate or agreement letter to be presented to residents thanking them for agreeing to water a specific tree and providing instructions.

Trash and Recycling Committee - Mr. Sitton said the next meeting of the Committee will be in May. He said the association's attorney had advised the Committee that we are not in compliance with county trash regulations and we need to find a solution.

MANAGERS' REPORT

Ms. Noorzai-Barbour indicated that we are under budget in most categories, being over budget only in maintenance and repair. She also said CMC is using Town Square, for residents and CMC to check accounts online.

OLD BUSINESS

PCE - Mr. Sitton asked about our bill for legal fees related to the PCE contamination. Ms. Noorzai-Barbour said she would obtain a bill so that we can request reimbursement from the shopping center owner.

FIOS - Mr. Slabinski said he has been going straight to the county for assistance in getting responses from Fios and Comcast. Mr. Sitton asked Ms. Farbstein to check with our attorney about whether first floor residents who do not want cable should be required to have a pipe in their patio to accommodate a second floor unit.

Tennis Court - Mr. Sitton reminded the Board that we have been discussing this issue for a while, and that a new court is needed.

NEW BUSINESS

Ms. Farbstein said we have a CD expiring next month. Mr. Sitton said it will automatically roll into our money market account.

MATTERS FOR BOARD DECISION

By motion duly made, seconded, and carried 4-0 the Board voted to approve a proposal by DMA for cleaning of the B-Buildings from August 2018 to July 2019, in the amount of \$1,007.49.

By motion duly made, seconded, and carried the Board voted to approve a proposal by AAA tree service to remove two trees and verbatim in Court 6, in the amount of \$375.00.

By motion duly made, seconded, and carried 4-0 the Board voted to approve a proposal from AAA Tree Service to clear a tree from the rear of 4221 35th St., in the amount of \$500.00.

By motion duly made, seconded, and carried 4-0 the Board voted to approve a salary increase of 10% for Craig Robbins, due to his newly increased supervisory responsibilities.

By motion duly made, seconded, and carried 4-0 the Board voted to approve and ratify the draft audit 2017 representation letter prepared by Goldklang Group CPAs. Ms. Noorzai-Barbour indicated that the representation letter was signed. Ms. Farbstein asked her to add it to the agenda for the May Board meeting, and Ms. Noorzai-Barbour she said she would.

By motion duly made, seconded, and carried 4-0 the Board voted to approve the proposal of Rees Broome, PC for a retainer, in the amount of \$300.00 per month.

APPROVALS SUBSEQUENT TO MEETING

By motion duly made, seconded, and carried 4-0 the Board voted to reaffirm and enter into the record items approved via email between the time of the last Board meeting and this meeting.

1. Proposal from Environmental Enhancements for installation of a Kwanzan Cherry tree in the common area of Court 11, in front of 3451 Utah Street, in the amount of \$656.00.
2. Proposal from Environmental Enhancements for removal of one rose bush in Court 4 and two rose bushes in Court 6, in the amount of \$305.00.
3. Proposal from Atlantic Pool Service to perform recommended maintenance on the main and wading pool pumps, in the amount of \$400.00.
4. Proposal from Atlantic Pool Service to provide new vats and containment vats for liquid chlorine, in the amount of \$730.00
5. Proposal from AAA Tree Service for removal of large hazardous chestnut oak tree and stump in Court 3, in the amount of \$4,750.00.
6. Proposal from Katchmark for removal and replacement of missing/damaged slates from roofs in Courts 14 and 15, in the amount of \$800.00.
7. Proposal from a resident for drywall installation and related trim work at 3301 S. Stafford St., pursuant to a contract with Araujo Contractor LLC.
8. Proposal from Katchmark for removal and replacement of missing/damaged slates from roofs in Courts 2, 3, and 13, in the amount of \$800.00.
9. Proposal from Environmental Enhancements for installation of *Pieris japonica* "Dorothy Wycoff" at 3457 Stafford St., pruning of an existing Yew at 3408 Stafford St., and installation of a White Oak tree at 3373 Stafford St., in the amount of \$1,330.00.
10. Proposal from a resident for installation of a new front door at 3465A Stafford St.
11. Proposal from Katchmark for repairing openings in gutters at 3410 Stafford St., 3418 Stafford St., and 3401B Stafford St., in the amount of \$800.00.

ADJOURNMENT

By unanimous consent the meeting was adjourned at 8:46 p.m.