

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
AUGUST 3, 2006

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President/B&G Liaison
Jacqueline Maguire	- Newly-Appointed Board Member/Secretary
Diane Thurber	- Recording Secretary
John Kilkenny	- Community Manager, Condo Division, CMC
Jack Clark	- Maintenance Manager
Chris Cathers	- 4304 S. 34 th Street, B-1
Caroline Trupp Gil	- 3373 S. Stafford Street, A-2

CALL TO ORDER AND QUORUM 7:00 p.m. Quorum established.

BOARD APPOINTMENT Mr. Thurber introduced Ms. Maguire, whom he recently interviewed for an appointment to the Board. Ms. Maguire provided a brief personal statement, and Board members were invited to pose questions. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to appoint Jaqueline Maguire to complete the unexpired term of Board member Bryan Hochstein, pursuant to Article IV, Section 6 of the Bylaws of Fairlington Meadows. Ms. Maguire will serve as a Director up through and including the Annual Meeting in October 2006, at which time the position will be up for general election, and she may choose to run at that time. The Board of Directors listing will be updated on all documents following the Annual Meeting.

EXECUTIVE SESSION By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss personnel compensation, a delinquent account, and a workmen's compensation issue. Following discussions, by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session.

FROM EXECUTIVE SESSION By UNANIMOUS CONSENT, the Board voted to provide an end-of-the-year bonus to the Pool Manager and an additional amount to be divided amongst the other lifeguards, at her discretion.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 2-0-2 (Maguire, Farbstein), the minutes of the June 27, 2006, meeting were approved as presented.

RESIDENTS' FORUM:

Renovation Request Resident informed by his contractor that existing drainage lines are interconnected with lines in the unit below. Current building codes prohibit this method of construction. The two options are to tear out his floor and his and his neighbor's walls and install a new pipe inside the wall, or to abandon the old line in the upper unit and add a new one on the exterior of the building. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to allow resident's HVAC contractor to install a new 1-1½ inch diameter drainage line on the exterior of the building. The line will run along the downspout to the ground, using either white or black pipe, whichever is least visible, to preserve the aesthetics of the building. The contractor will work with Meadows representative Jack Clark to determine the best exit point, and at what distance from the building to locate the discharge end.

Water Abatement - By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve the request of resident on S. Utah Street to retain the services of B-Dry System of Metropolitan Washington to install a water abatement system, at his expense, as described in the contract proposal. The discharge point will have a secured grate and not be just an open pipe, and will be flush with the grade. Mr. Kilkenny will notify resident of the approval of his request and provide additional standard guidance and parameters regarding installation and construction restrictions, including removal of debris from the property.

- Belfor USA notified three residents that they are personally responsible for water mitigation services provided by them since the losses were not covered by the Association. Copies of the letters were forwarded to CMC.

Lead Abatement Resident's recollection was that there would be communication from the Board re: the front entrance. Of the three contractors contacted by the Board, two were not interested and, after clarifying the proposal from the one interested contractor, that also does not appear to be a viable repair strategy. Our maintenance crew has painted the front porch roof and the door frames with lead-containment paint. The Board further offered to apply weather stripping to the edges of the door and door frame to eliminate abrasion; however, they understand the residents do not want that if it means removing the old weather stripping and potentially disturbing the site. The Board believes the old weather stripping would not have to be removed, and that a metal-to-metal interface, rather than metal-to-wood, would solve the issue of paint chipping. Since Fairlington is an historic property, exterior alterations must be approved by the Arlington County Historical Society ("ACHS"). If the residents wish to pursue any type of door wrapping, they must work with the ACHS and present a proposal to the Board for consideration. The Board's position continues to be that it is under no obligation to perform any remediation. Residents will discuss this further between themselves and be in contact with the Board. They were asked to work through CMC and not directly with the Board President.

BUDGET Mr. Kilkenny has prepared a second draft, which is being reviewed by Mr. Thurber and Ms. Diener, and which will be distributed soon to the remaining members for comment and further recommendations. The Reserve Study needs to be updated in 2007. It was last updated in 2003, and must be done every five years.

B&G COMMITTEE - By UNANIMOUS CONSENT the Board approved the proposal from Don Hook to remove the dead wood in the cherry tree overhanging the slate roof at 4275 S. 35th Street.

PAINTING Courts 4, 5 and 6 will be done this year. Three proposals were received; Hann & Hann's was excessive and will not be considered. Middeldorf was selected for the previous painting cycle, and both Mr. Clark and the Board were satisfied with their performance. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve the proposal submitted by Middeldorf Property Services, Inc. dated July 3, 2006, to paint fourteen buildings in Courts 4, 5 and 6, with contractor to follow "Fairlington Meadows Painting Oversight Process & Procedures, Annex 1" dated May 9, 2005. The Board would like work to begin no later than the third week of September and to finish by Thanksgiving. The painting cycle has been moved to the fall because more residents are home to open their doors and windows, the temperatures are cooler, and there is less concern with rain. Monitoring of the contract will be handled the same way as last year -- building-by-building, with Mr. Clark overseeing the project.

SEWERS - The Board received a proposal from Ronald P. Kirby, Jr., of CMC Engineering Services, to act as our Project Manager and provide oversight on the sewer lateral work. Those services would include:

1. Reviewing proposals and making recommendations to the Board.
2. Contractor oversight.
3. Meetings with the Board and contractor.
4. Monitoring progress payments.
5. Project close-out and final inspection.

Mr. Thurber believes the first two items are particularly important, but has a number of questions re: contract oversight. He also recommends adding a #6 to this list -- the Board has spent a lot of time and money videotaping the sewer lines, and would like Mr. Kirby to review those tapes and provide his assessments. Mr. Clark has created a priority list already, but the Board would like Mr. Kirby to see the condition of the lines based on the video tapes. Mr. Kilkenny will contact Mr. Kirby tomorrow and request that he set up a meeting with Mr. Thurber to go over these items.

- Re: County sewer lines, Mr. Clark and a County rep stood in the street at the end of Court 8 during a downpour, and the lines were draining fine. There does not appear to be a problem with the drains, they were simply overwhelmed by the amount of rain. The problem was County-wide and not limited to Fairlington. Mr. Clark inquired if there is a preventive maintenance program whereby the lines are checked periodically, and was told "no."

ROOF REPAIRS

1. 4303 S. 35th Street: Due to the projected high cost of repairs, the Board will contract for interim repairs and schedule this roof for replacement in 2007.
2. 4253 S. 35th Street: The Board requested that Mr. Clark solicit an

additional bid from Ruff Roofers.

POOL COVERS

Mr. Kilkenny believes both pools should be covered during the off-season. Many of the issues encountered in the spring were caused by "junk" in the pools; covers would help alleviate such problems and extend the life of the whitecoat.

TRASH

- A request was received to relocate the trash can on the east side of the tennis courts due to its proximity to the bench seat, and the stench. Since that cannot be accomplished easily, Mr. Clark suggested changing the barrel from open-top to one with a lid. The Board agreed, and requested that be done.

- The General Assembly passed legislation that increases the procedures localities must follow before displacing private companies providing refuse collection. It thus appears that condo associations cannot be required to use County haulers, but may do so if they wish.

EXTERIOR ARCHITECTURAL CRITERIA

Another action taken by the General Assembly was to allow solar panels to be placed anywhere on condominium property. The Homeowners' Association Lobby succeeded in having the bill modified to allow Associations to place restrictions on solar panels, and it was passed in that form. By MOTION duly MADE, SECONDED and CARRIED, the Board approved the "Council of Co-Owners of Fairlington Meadows Policy Resolution No. 08-03-06 Exterior Architectural Criteria" with attached "Exhibit "A" to Fairlington Meadows Cable Television Contract with COMCAST." Board members present properly affixed their signatures to the document.

SIDEWALK LIGHTS

The Board received two proposals to provide electrical work in the area behind 3479 S. Stafford Street. The proposals both include three pole-mounted lights, to be installed along the walkway in the area between the sidewalk and the Glen's tennis court fence. Kolb's proposal is for 13-watt fixtures mounted on 8-foot poles, while Power Systems Electrical ("PSE") calls for 175-watt fixtures mounted on 12-foot poles. Mr. Clark

advised that the other common area lighting is 13-watts, and he believes that once the poles are buried, the 12-foot poles would be the correct height. Placement of the poles needs to be determined so that the lights are high enough to provide proper illumination and be out of reach of vandals, but not so high that they are an annoyance to the residents. Mr. Clark will contact Kolb to inquire about higher poles (and to be certain that they are metal, a detail not specified in their proposal) and also PSE to ask about the seemingly too-high wattage. It is expected that any changes to the proposals would alter the prices.

TOWING The General Assembly passed a bill disallowing "roaming or roving tows." If the County accepts this measure, then the Association will be required to make changes to its towing policy; until that time, it will remain in effect as currently written. It may be necessary to amend the Bylaws as well, and the Board also may have to assign spots in the courts that are currently reserved but unassigned.

WEB SITE The flood resolution documents will be added to the Association's web site.

UNLEASHED DOG Mr. Kilkenny reported that the County made two site visits to residence on S. 35th Street in response to reports that the homeowner routinely walks his dog off-leash in the common areas. He did not receive any type of report back from the County. Any further sightings should be reported to Mr. Kilkenny, who will take appropriate action.

DAY CARE The County investigated a claim that a day care center is being operated on S. 35th Street. Their findings concluded that the children are only those of the residents and their day care provider. Any further concerns on this topic should be directed to Mr. Kilkenny.

FUTURE MEETINGS The FCC will be closing soon for renovations, and Abingdon Elementary School has offered the Fairlington community the use of its facility for meetings during that time. The Board is particularly anxious to secure a room for the Annual Meeting, which is scheduled for October 26.

NEXT MEETING The next meeting of the Board will be held on Wednesday, September 20, 2006, in the Abingdon Elementary School library, 3035 S. Abingdon Street, in North Fairlington. Executive Session starts at 7:00 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT By UNANIMOUS CONSENT, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary