

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
AUGUST 26, 2009

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Jackie Maguire	- Secretary / Pool Committee Liaison
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Chuck Edwards	- Co-Chair, Buildings and Grounds Committee
Drew Thompson	- Co-Chair, Buildings and Grounds Committee
Jennifer Lightbody	- Chair, Pool Committee

CALL TO ORDER AND QUORUM Call to order at 6:47 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts, lifeguard compensation, a legal issue, and maintenance crew insurance benefits. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:05 p.m.

FROM EXECUTIVE SESSION By UNANIMOUS CONSENT the Board voted to accept the recommendation of the Pool Committee to issue end-of-the-year bonuses to each of the three lifeguards.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-1 (Maguire), the minutes of the meeting of June 17, 2009, 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 Board meeting on June 17, 2009, and this meeting. Those items are:

1. Request for drain upgrades in exterior basement stairwell on S. Stafford Street.
2. Requests for two window replacements on S. Stafford Street.
3. Requests for three kitchen remodelings on S. Stafford Street.
4. Request for bathroom and kitchen renovations on S. Stafford Street.
5. Request for window replacement on S. Utah Street.
6. Request for HVAC replacement on S. Stafford Street.
7. Request for bathroom remodeling on S. 35th Street.
8. Decision not to extend the pool season, but to close the pool on September 7, as specified in the contract.
9. Request by Pool Committee for enhancements to the pool entrance.

POOL COMMITTEE Next season's pool management contract is being considered. The dual drains installed last fall will require modifications, as the County has established additional standards over what the State requires. A list of post-season maintenance and winterization items will be reviewed and finalized; items deemed to be solely for aesthetics and not structural may be postponed. The pump in the baby pool is noisy but still works; it will be replaced when it fails. Coping stones were replaced in the baby pool, and those in the main pool will be replaced as needed rather than replacing the entire perimeter. More discussion is needed re: new guard chairs. Many of the lounge chair straps needed replacing this season; that work

was performed by the maintenance crew. No pool closing party. Ms. Lightbody was thanked for her service as Pool Committee Chair.

B&G COMMITTEE Co-Chairs were asked to provide numbers to the Board for the 2010 Budget. Trimming, edging and lawn mowing were discretionary items in the grounds contract; although this meant additional work for the Committee to provide oversight, savings were realized when mowings were not required during dry spells. The spring planting was not completed due to weather and timing issues, so the remainder of that contract will be completed in the fall. Sewer pit areas have all been reseeded twice and will be checked again in the fall. Additional turf restoration may be needed when the white access pipes are cut flush to the ground. The remaining five sewer lateral relinings are expected to take place in October. The maintenance crew tightened the bolts on the playground equipment and painted rusted areas, and additional mulch will be added; rather than wood chips, galvanized rubber may be considered. By UNANIMOUS CONSENT the Board voted to accept the proposal from Valley Crest for aeration of turf and overseeding thin and bare areas throughout the village. These items are routine maintenance, and the work will be done in September or early October.

2008 and 2009 AUDITS The Board received the 2008 draft Audit for review. Along with the books, our expenses and processes for issuing checks were reviewed; everything was found to be "totally clean" and "our accounting is sound." By UNANIMOUS CONSENT the Board voted to accept the proposal from Ahlberg & Co. to prepare the 2009 Audit and taxes.

INSURANCE The Association's contract with USI is up for renewal. A new proposal is expected shortly.

TENNIS COURTS Recreation Committee reported that the surface of the tennis court is wearing out and may need a color coat. This work was done only five years ago. If there are problems that would threaten the structure of the surface then concern is warranted; however, if it is only an aesthetic issue, then perhaps it can wait. Committee soliciting proposals for Board consideration.

SATELLITE DISH RESOLUTION This document should be updated to include current telecommunications terminology. Counsel has recommended changes, which are being reviewed by the Board.

NEXT MEETING The next regular Board meeting will be held on Wednesday, September 23, 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.

ANNUAL MEETING The date of the Annual Meeting has been set for Wednesday, October 28, 2009, at the FCC. Registration will begin at 6:30, and the meeting will start promptly at 7:00 p.m.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary