

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

AUGUST 15, 2018

IN ATTENDANCE

Lisa Farbstein	President
Mary Ellen Finigan	Vice President
John Sitton	Treasurer
Nick Slabinski	Assistant Treasurer
Sabiha Noorzai-Barbour	Portfolio Manager
Craig Robbins	Maintenance Manager

CALL TO ORDER AND QUORUM

Ms. Farbstein called the meeting to order at 6:25 p.m. A quorum was established.

EXECUTIVE SESSION

By unanimous consent the meeting was moved into Executive Session to discuss issues involving details of specific units.

APPROVAL OF AGENDA

By unanimous consent the agenda was approved as presented.

APPROVAL OF MINUTES

June minutes tabled.

HOMEOWNERS OPEN FORUM

Ms. Venning attended and reported on a water intrusion issue in her unit. Mr. Robbins stated that he is aware of the concern and is in the process of scheduling a plumber to assess the situation. The delay has been due to high demand for the plumber due to heavy rain that has kept the plumber busy.

BUILDINGS AND GROUNDS COMMITTEE

Committee was not present to provide a report. Ms. Farbstein brought up the issue related to water pooling between Courts 14 and 15. There has been a proposal for \$5,710 to address the issue by installing a dry well that would drain between the sidewalk and curb to have the water go down the storm water drain. Board members questioned whether the County would allow this action. Ms. Farbstein said she would follow-up with the County.

TRASH AND RECYCLING AD-HOC COMMITTEE

Bill Hershberger reported on behalf of the Committee. The Committee recommends that the Board conduct a pilot to test the functionality and use of large trash roll-a-ways similar to what is used in North Fairlington. The Committee had no recommendation on the location of where the pilot test should be

conducted. It was noted that there are some logistical challenges as it relates to the size and shapes of some of the courts as it pertains to placing these roll-a-ways in appropriate locations.

The Committee recommended adding a second day of recycling pick-up per week.

Board members stated that both of these recommendations would be addressed in the upcoming budget proposal.

POOL COMMITTEE

Pool Committee Co-Chair Erica Brown reported that there are two upcoming social events scheduled for the pool-- Movie Night on August 17th and Luau and Pool Games on August 26th.

Gift cards will be given to the three lifeguards for \$25/each to thank them for their service.

There are two types of pool filters: sand and cartridge filters. The Meadows Pool has cartridge filters, but our pool contractor told the Pool Committee that cartridge filters are best utilized for back backyard pools. The filters currently are being cleaned once a week. The Pool Committee is considering whether the pool should go back to using sand filters.

A request was made to keep the pool open for one additional weekend after Labor Day, on September 8th and 9th. This will be based on lifeguard availability and the estimated cost will be about \$850.

It was reported that there is currently is one proposal received from Street Gardens for installation of both shade and concrete at the pool. There has been one bid for shade only and three for concrete only.

MATTERS FOR BOARD DISCUSSION

PCE UPDATE

There was a meeting at the Community Center on July 9th to discuss the PCE issue. The Board would like to see six test wells installed in the Meadows to monitor the movement of the contaminant plume. One should be installed at the corner of S. 35th and S. Stafford Streets; one installed near the sidewalk along the Fairlington Glen tennis court that leads out to Quaker Lane; two on the Meadows side of S. 35th Street; and two along S. Stafford Street. This request will be passed along to the appropriate parties by Ms. Finigan.

RESOLUTION FOR CONSTRUCTION HOURS

The Board is considering a proposal to adopt a resolution limiting the hours for unit owners to conduct construction to limit the impact of construction noise on neighbors. The proposal is to confine construction hours between 8 a.m. and 8 p.m. from Mondays through Fridays and from 10 a.m. to 8 p.m. on Saturday and Sundays.

APPROVALS SUBSEQUENT TO THE MEETING:

The following were approved 4-0 by the Board:

A proposal to fix the common area leak in the foundation of 3479 S. Stafford Street This proposal is by All Plumbing and is for \$10,700.

Exterior painting for Courts 4, 5, 6 and 7 this fall by Nova Painting in the amount of \$86,775, contingent on references.

The 2018 to 2020 Capital Improvement Plan was approved.

EXECUTIVE SESSION

By unanimous consent the meeting was moved back into Executive Session to discuss legal matters at 8:55 p.m.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 8:59 p.m.