

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
December 20, 2017

IN ATTENDANCE

Lisa Farbstein	President
Mary Ellen Finigan	Vice-President
Anne Gillis	Secretary
Nick Slabinski	Assistant Treasurer
Sabiha Noorzai-Barbour	Portfolio Manager, CMC
Anne Miller	Unit 657
Barbara Gomez	Unit 658
Roy Blank	Unit 658
Joe Spytek	Unit 663
Victor Slabinski	Unit 645
Margaret Rhodes	Unit 647

CALL TO ORDER AND QUORUM

Ms. Farbstein called the meeting to order at 6:48 p.m. A quorum was established.

EXECUTIVE SESSION

By unanimous consent the meeting was moved into Executive Session to discuss legal matters, personnel issues, and delinquencies. Following discussion, by unanimous consent the meeting was moved out of Executive Session and into regular session at 7:03 p.m.

APPROVAL OF THE MINUTES

By motion duly made, seconded and carried 4-0 the Board voted to approve the minutes of the November 15, 2017 meeting as presented.

APPROVALS SUBSEQUENT TO MEETING

By unanimous consent the Board voted to reaffirm and enter into the record items approved via email between the time of the Board meeting on November 15, 2017 and this meeting.

1. Purchase from Best Buy of an iPad, case, and data plan for use by Meadows maintenance staff, in the amount of \$573.88

2. Proposal from AAA Tree Service for removal of dead or overgrown trees, stumps, limbs, and pruning, in the amount of \$5,175.00.
3. Proposal from Environmental Enhancements for replacement of a tree removed due to emergency sewer work between Courts 14 and 15, and planting of two trees in Court 13, in the total amount of \$1,714.00.
4. Proposal from AAA Tree Service for removing deadwood from three trees, in the amount of \$475.00.
5. Request from a resident for bathroom repairs and renovations at 4320 34th Street South pursuant to a contract with Sanitech Restoration LLC, dated September 22, 2017.
6. Proposal from Environmental Enhancements for installing new sod and plants in Court 8, and planting of new azaleas in Court 13, in the amount of \$1,186.00.

RESIDENTS FORUM

Ms. Miller said she has lived in Court 11 since 1985 and since then some trees in the gap between her unit and the Gomez/Blanks unit have been taken down, allowing people to pass through closer to her side window. She noted in Court 10 and some other courts the corner buildings are further apart. She would like the Board to approve a fence between the two units.

Ms. Gomez spoke in favor of a fence, indicating that there was a lot of traffic through the gap, and that the gap gets wider each time the shrubs and trees are pruned.

Mr. Blank said one issue is the convenience of other residents of the court, but noted that they all have back doors. He is more concerned with use of the walk-through by non-residents, which he believes is a problem.

Mr. Spytek read a statement from Court 11 resident Michelle McMahon, who indicated that she would like a fence with a gate. Mr. Spytek asked if a gate could be added to the existing fence at the other corner, which is a wider space, and a fence without a gate installed in the gap in question.

Mr. V. Slabinski said he was unable to see the gate in the fence in Court 5 until he got close to it, suggesting that only persons who knew a gate was there would use it. He said he had measured the space between buildings in several courts, and the gap in question was narrower than most, but that a gate in a new fence could be constructed off-center to be further from Ms. Miller's unit. He also noted several courts, such as Court 7 have a sidewalk that passes only a few feet in front of residents' front windows.

Ms. Rhodes said she was concerned with the landscaping in the Meadows, particularly the mature trees that are taken down. She said she was worried about the deforesting of the Meadows, and stressed the need to maintain the landscaping and the historic look of the Meadows.

ENVIRONMENTAL ISSUE

Ms. Finigan summarized the status of the most recent PCE testing and its results. She said that the results of Phase two of the testing indicated no issues except some contamination of the groundwater under a parking lot near the corner of 35th Street and Stafford Street. She said that when the full report comes out the Board will make it available to residents.

TRASH AND RECYCLING ISSUE

Ms. Finigan relayed a message from Mr. Sitton that a committee had begun discussions on this issue. Mr. Spytek added that the committee had discussed possibly conducting a survey of residents.

OLD BUSINESS

Ms. Farbstein thanked Ms. Gillis and Mr. Spytek for their work on the survey of Court 11 residents. She announced that of the 23 residents in Court 11 there were 20 responses, 11 in favor of the fence and 9 opposed to the fence. Some residents expressed interest in a fence with a gate. Ms. Farbstein noted that she lives in an end unit with foot traffic past her bedroom window.

Ms. Finigan asked what problems would be solved or created by our actions on the fence. Ms. Noorzai-Barbour noted that we would be setting a precedent by our actions, but that we would not necessarily be required to decide the same way on similar requests in the future. Mr. N. Slabinski asked about landscaping plans for the area. Ms. Gillis noted that the B & G Committee had discussed plans to improve the landscaping in Court 11 in the Spring and that the area in question would be part of those plans, whether a fence was constructed or not. By motion duly made, seconded and carried 4-0 the Board voted to table further discussion of the fence issue until a later time.

NEW BUSINESS

Ms. Finigan noted that there are costs associated with the PCE contamination issue and that once we have the new report on the latest round of testing we will need to decide if we should have a community-wide meeting or a just a letter to the affected courts.

Mr. N. Slabinski said that he would be meeting soon with the Pool Committee which will come to the Board with proposals for next season.

Ms. Farbstein reminded us that all committees are required to post an agenda online one week in advance of any meeting.

ADJOURNMENT

By unanimous consent the meeting was adjourned at 8:04 p.m.