

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
FEBRUARY 18, 2009

IN ATTENDANCE	John Thurber - President David Andrews - 1 st Vice President Lisa Farbstein - 2 nd Vice President / B&G Liaison Diane Thurber - Recording Secretary Jason Eglin - CMCA, AMS, Community Manager, CMC Lindsey and Keith Collins - 3365 S. Stafford Street
CALL TO ORDER AND QUORUM	Call to order at 6:45 p.m. Quorum established.
EXECUTIVE SESSION	By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts and a personnel matter. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:52 p.m.
APPROVAL OF MINUTES	By UNANIMOUS CONSENT the minutes of the January 21, 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 January 21, 2009, and this meeting. All items were approved 4-0. Those items are: <ol style="list-style-type: none">1. Request for back door replacement at unit on S. Stafford Street.2. Request for window replacement at unit on S. Stafford Street.3. Request for window replacement at unit on S. 35th Street. Resident's original request for a waiver to replace only the lower level windows was denied.4. Request by coordinator to allow FINS swim team the use of Meadows pool the week of July 20-24 -- Monday through Thursday 3:30 to 5:20 p.m., and Friday 6:00 to 7:30 p.m.
AUDITOR	By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal from Ahlberg & Co. to perform the 2008 Audit and to prepare federal and state tax returns.
BACK DOOR REPLACEMENT	Residents requested a waiver to the Architectural Criteria in order to replace their exterior wood door with a metal door. Following residents' presentation to the Board and the Board's rebuttal, the waiver was denied.
B&G COMMITTEE	- Revised contract with arborist was presented to the Board and signed. Rather than four IPM inspections, arboreal services will be contracted for "as needed," and an annual fee cap was set. - A large tree in the patio of a unit on S. 35 th Street was removed at homeowner's expense. The tree split and was threatening the roof of the adjacent building.

- B-BUILDING CLEANING CONTRACT** By UNANIMOUS CONSENT the Board voted to approve the continuation of the contract for weekly cleaning services with DMA, with a small monthly fee increase.
- SNOW REMOVAL** Contractor used \$3,000.00 worth of snow melt during the January storm. Contractor's workers were instructed to stop shoveling the sidewalks, as that is done by our maintenance crew and is not part of the contract.
- RODENTS** Bug Busters has set traps in an area on S. Stafford Street after resident reported seeing rats.
- NEW E-MAIL ALERT SYSTEM** Webmaster has established a new e-mail alert system for which residents may register. The system is ready to be implemented on the Association's web site, and will be advertised in the next Messenger.
- ONGOING PROJECTS**
1. 2009 Reserve Study
 2. 2008 Budget analysis
 3. PODS storage unit policy
 4. Policy for emergency access to limited common elements
- NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, March 25, 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.
- ADJOURNMENT** By UNANIMOUS CONSENT the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary