

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
FEBRUARY 17, 2010

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Lisa Farbstein | - 2 nd Vice President / B&G Committee Liaison |
| Paul Cinquegrane | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
| Chuck Edwards and
Drew Thompson | - Co-Chairs, Buildings and Grounds Committee |
| Jennifer Lightbody | - Interim Chair, Pool Committee |
- 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 the ownership status and account of a unit in the village; other delinquent accounts; and compensation for employees earned during the recent snowstorms. 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 MOTION duly MADE, SECONDED and CARRIED 3-0 (Ms. Farbstein had not yet entered the meeting), the Board approved the minutes of the January 20, 2010, meeting as presented.
- HOMEOWNER LINK ELITE** Mr. Eglin provided information regarding Homeowner Link Elite, an upgraded, high-tech messaging service offered to community associations by Associa/CMC. The information packet outlines the terms of service and answers questions regarding set-up costs and annual service fees. In addition to telephone messages, HLE allows the administrator to send e-mails and text messages. Ms. Farbstein will review the information and make a recommendation as to which of the available service options would best serve the community. In order to get maximum participation, residents will be encouraged to subscribe through promotions on the web site and in the Meadows Messenger newsletter.
- WEB SITE** Ms. Farbstein suggested placing the Association's web site address on each page of the Messenger so it will become automatic for residents to refer to it for updates and general information on the governing documents..
- POOL COMMITTEE** The Committee received a proposal to install two 16' x 16' "Brellas" at the pool, one in each of the large grassy areas. There is a separate fee for installation, but the maintenance crew may be able to accomplish that. The Board advised that it is doubtful there will be sufficient funds in the current budget for this purchase, due to unexpectedly high snow removal costs. The Board will begin reviewing the pool materials, and editing as necessary, in order to have everything ready prior to opening on Memorial Day weekend. By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to accept the proposal from Community Pool Service, Inc., dated August 23, 2009, for the 2010 pool season.
- SNOW REMOVAL** It is important to keep the drains in the parking lots clear of snow and debris to allow for proper drainage as snow melts. Also, the drifts in the smaller courts are quite high. In order to lessen the chance of a quick melt causing any water infiltration, the Board will authorize up to three hours of time for a bobcat to remove drifts that are close to the buildings, and to

deposit the snow in the common areas behind those units. The bus stops will be cleared as well, as residents still have to stand in the street while waiting for buses. A letter will be sent to the County Board reminding them of their responsibility to clear the bus stops. Six weeks remain on the current snow removal contract.

B&G The Committee understands that the Board is anxious to get a damage report; however, that cannot be determined yet, as everything is still buried under ice and snow. The December storm caused less damage than originally thought, but much more resulted from later storms. Dozens of hemlocks snapped in half and will require removal and stump grinding, and many pines were also damaged or felled. Hook's Tree Service already has removed large limbs deemed a danger, and is preparing a proposal for non-emergency work. Tree work previously approved by the Board will be done when time permits. The Association's insurance policy covers landscaping damage.

INSURANCE CLAIM Mr. Eglin already has contacted Travelers to file a claim, and is waiting for an adjuster to contact him and schedule a time for a site inspection. We are moving ahead with gutter work, however, using the new standard of 6" gutters and 3" x 4" downspouts. The maintenance crew is making sidewalk-clearing its top priority.

COURT 4 DRAINAGE Three proposals were reviewed by the Board and by a civil engineer. By MOTION duly MADE, SECONDED and CARRIED 4-0, the Board voted to accept the proposal from Goshen Enterprises, Inc., for work in the common area behind Court 4. Work will be done as weather conditions permit.

ROOF REPLACEMENT The Board will be replacing another roof this year; however, the schedule will be pushed back a few months until the Board receives the final snow removal costs. The work can wait until late spring or early summer rather than early spring, as originally planned.

RESERVE STUDY Nearing completion. Will be discussed at March meeting.

STRATEGIC PLANNING The Board is working on its strategic planning for 2010, including the Reserve Study and updating the governing documents. Will be discussed at the March meeting, including assignments for specific projects.

NEXT MEETING The next regular Board meeting will be held on Wednesday, March 17, 2010, 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 8:06 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary