

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 16, 2011

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Paul Cinquegrane | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
| Chuck Edwards and
Drew Thompson | - Co-Chairs, B&G Committee |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:48 p.m. Quorum established.
- EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquent accounts and two Bylaw violations. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:57 p.m.
- APPROVAL OF MINUTES**
- By UNANIMOUS CONSENT the minutes of the November 17, 2010, and January 19, 2011, meetings were approved as presented.
- APPROVALS SUBSEQUENT TO MEETING**
- By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record three requests for kitchen renovations and two requests for kitchen and bath renovations, approved via e-mail between the time of the last regular Board meeting on January 19, 2011, and this meeting
- B&G COMMITTEE**
- Co-Chairs have been working with Somerset Landscaping over the last several weeks, including two meetings and a walk-around. An extensive spring clean-up will be scheduled, and will include cleaning the common area beds prior to mulching, picking up debris throughout the community, pruning/removal of dead and low-hanging branches, and leaf removal. Work will be done in April, weather permitting.
 - Interior Maintenance of B-Buildings: There are funds in reserve for interior maintenance, including railings, repairing holes in the walls, interior trim, materials for performing in-house work, etc. The Committee will conduct a survey to determine which buildings are in need of touch-up painting. Beginning this year, the interiors of the buildings will be painted by the maintenance crew in conjunction with the painting cycle.
 - B-Building Carpeting: Carpets were replaced in 1981 and 1982. The Committee will conduct a survey to determine which buildings are in need of new carpeting. Carpet cleaning will be scheduled for April.
 - Plantings in Circle at FCC: B&G Committee Member and Landscape Architect working with the FCA on a proposal for re-landscaping the circle with native and drought-tolerant materials. The FCA has applied for a County grant for this project. It will be necessary to water new plantings for at least the first year until they are established.
 - Quaker Lane Cedars: Remaining damage lies mostly in other villages. Issues with trees on Meadows property are not urgent and will be handled as needed.
 - Common Area Trees: The FCA is working with the County to replace trees on common property that were lost during last year's storms with 2" caliper saplings. A list of trees in the Meadows was submitted. There will be no cost to the Association for this project. The Committee is very appreciative of the County's assistance with tree issues, particularly with the screen along Quaker Lane.
 - Spring Planting: The Committee will present a proposal at the Board's March meeting. Front and back common area beds and items devastated by ice or disease will be the focus.

- Tot Lot: The Committee will request a proposal for the tot lot re-mulching.

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POOL Community Pool Service is prepared to begin pre-opening repairs. The new tiles for the baby pool will be delivered on Friday and demo in the baby pool will begin next week. The 2010 Pool Rules are currently being reviewed for any possible revisions prior to finalizing the 2011 Rules.

CONTRACT RENEWALS The B-building cleaning contract expires in March and the trash and recycling contract expires in April. Quotes for renewals are being sought. .

COURT 8 STORM DRAIN VAULT Concrete contractor is preparing a proposal for this project.

AUDIT The draft Audit is being prepared, and will be presented to the Board upon completion.

TOWING SIGNS Additional signs containing the police non-emergency number are being prepared for installation.

MAINTENANCE PROJECTS The maintenance crew will be performing curb, gutter and sidewalk surveys, and will determine which roof is a priority for replacement this year. Also, fences in Courts 7, 8, 9 and 10 will be repaired in advance of the painting cycle.

LEAD PAINT TRAINING The lead paint training session for the crew was cancelled, and is being rescheduled.

GOVERNING DOCUMENTS As part of the Board's 2011-2013 Strategic Plan, Policy Resolutions regarding satellite dishes, exterior antennas and interior renovation guidelines are being reviewed and updated. Notice to residents will occur once implemented.

PARKING LOTS Parking lot repairs will be discussed at the Board's March meeting.

NEXT MEETING The next regular Board meeting will be held on Wednesday, March 16, 2011, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular meeting, beginning with Residents' Forum.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary