

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 19, 2014

IN ATTENDANCE

John Thurber	- President
Mary Ellen Finigan	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President/B&G Liaison
Jacqueline Maguire	- Secretary
Debra Diener	- Treasurer
Diane Thurber	- Recording Secretary
Chuck Edwards	- Co-Chair, B&G Committee
Judi Garth	- Co-Chair, B&G Committee
Patrick Trulock	- Homeowner
Dwayne Frazier	- Portfolio Community Manager, CMC

CALL TO ORDER AND QUORUM Call to order at 6:47 p.m. Quorum established.

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquencies, personnel matters, a resident issue related to noise, and letters to residents re: Bylaw violations. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:18 p.m.

RESIDENTS' FORUM:

DISCUSSION OF UNIT MAINTENANCE ISSUES Resident discussed with the Board items related to his unit, including: cracks to both the interior and exterior walls; a chimney cap; water infiltration into basement; issues with basement windows; and installation of a gutter or rain diverter. The Board will address roofing issues with contractor; interior items are the responsibility of the homeowner.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0 (Farbstein, Maguire), the minutes of the January 30, 2014, meeting were APPROVED as presented.

APPROVALS SUBSEQUENT 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 Board meeting on January 30, 2014, and this meeting, as follows:

1. Request for replacement windows.
2. Contract proposal to provide a two-man crew for a fixed daily rate to perform minor roofing repairs throughout the village (slate replacement, reattaching loose slates and gutters, minor caulking). The contract also covers a truck and minor materials, such as caulk and nails; major materials such as slate will be charged separately. The maintenance crew will provide oversight.

B&G COMMITTEE

- The next painting cycle will include Courts 4, 5 and 6. The maintenance crew is still finishing up woodwork in Courts 3, 14 and 15, from 2013, and Middeldorf will complete painting those areas. The goal this year is to get an earlier start, perhaps late August, as the last contract extended into winter. RFPs and letters to affected residents will be sent out in spring.
- The Committee would like to replace the benches at the playground and tennis courts, and to add one at 34th and Utah Streets so people waiting for the bus don't sit

on the rock wall, for a total of five benches. The Committee is reviewing catalogs of available products. The Board noted that the benches near the tennis courts are leaning and warped; they are open to this project, subject to cost.

- B-Buildings: It is likely the Board will vote to replace all of the mailboxes in one year rather than in phases, due to the costs involved for additional mobilizations by the contractor. The Committee believes "silver," rather than "gold" would be a better color match to the carpets. The boxes extend out 3-3/4" from the wall. The remaining carpets will be replaced after the mailboxes are complete. The Committee is pleased with the new carpets, and has received no complaints. Since painting chair rail is so time-consuming, the Committee recommends hiring an outside contractor to perform that job, while the maintenance crew can paint the trim and banisters. A change from oil base paint to latex is also recommended. The Committee requested consideration for the purchase of exterior mats (and interior, if door tolerances allow) to help preserve the carpets. The nine new carpets will be cleaned after the last expected snowfall.

- Proposals for spring and parking lot cleanings will be forthcoming, as well as proposal for lawn and shrubbery replacement in Court 15, where a broken water line was repaired, although that area probably needs additional time to settle. Two other proposals are pending: (1) Repair of grounds on S. Utah Street, necessitated by sewer repair. This proposal also includes repairs in Court 13. (2) Repair of bare area at the pool.

- Dominion Power is working behind Court 6, adjacent to the sidewalk, installing feeder lines to the transformer, and they have created ruts with a bobcat. They are "directional drilling" to install the new feeder cables, which hopefully will minimize additional damage to the grounds.

- Committee member has volunteered to work with the County and Comcast on issues regarding their supply lines and boxes.

RESERVE STUDY The Board is in the process of selecting a contractor to perform a Reserve Study.

NEXT MEETING The next regular monthly Board meeting is scheduled for Wednesday, March 19, 2014, 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 8:36 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary