

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 18, 2015

- IN ATTENDANCE**      John Thurber                      - President  
Mary Ellen Finigan       - 1<sup>st</sup> Vice President  
Lisa Farbstein             - 2<sup>nd</sup> Vice President / B&G Liaison  
Jacqueline Maguire      - Secretary  
Diane Thurber             - Recording Secretary  
Dwayne Frazier            - Portfolio Community Manager, CMC  
Rory Nugent, Esquire     - Association Counsel, Rees Broome, PC
- 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 issue of due process with Association counsel. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:45 p.m.
- APPROVAL OF MINUTES**                      By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0 (Maguire), the minutes of the January 21, 2015, meeting 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 Board meeting on January 21, 2015, and this meeting, as follows:
1. Proposal to perform ground electrical repairs and cable replacement at 3429 S. Stafford Street.
  2. Proposal for annual spring grounds clean-up.
  3. Request for basement renovations.
  4. Proposal for cleaning all twenty-seven new B-building carpets in April. Advance notification will be provided to the residents of those buildings.
  5. Proposal for slate repairs and chimney cover at 3413 S. Stafford Street.
  6. Change Order authorizing replacement of rotten wood discovered during gutter replacement project at 3408-3410 S. Stafford Street.
- POOL**    Board President met with Regional Manager of Community Pool Service to review the list of items required/recommended for spring opening. Items determined not to be needed were removed from the list, for a savings of \$650.00.
- DELINQUENCIES**                              Several residents are still paying last year's fees, perhaps because of the "way" they pay (e.g., direct deposit), so technically, the fees are late. Those residents will have to be reminded to make the appropriate arrangements for paying the new fees.
- SNOW PLOWING**                              When plowing the "dead end courts," the plow operator should enter forward, then drop the plow and drag the snow backward, in order to remove as much snow as possible from adjacent to the vehicles parked at the end. Also, snow should not be plowed into residents' parking spaces while they are vacant. The maintenance crew should be notified whenever plows are on the property.

**SATELLITE DISHES** There are a number of places where wires for satellite dishes have not been buried (as is required for cable installations), and are lying above ground and across fences. Although Policy Resolution No. 04-26-11 addresses the installation of dish antennas, it infers, but does not specifically state, that cables shall be buried. The Resolution shall be amended in the future to include such language. In the meantime, it is agreed that satellite dish wires shall be held to the same installation requirements as those for cable television.

**ARCHIVES** Mr. Thurber continues to sort through dozens of boxes of Meadows archives, and cull unnecessary documents. This effort is saving the Association the expense of storing unneeded materials, while ensuring that important documents are retained.

**D&O INSURANCE** The names of committee chairs and committee members were forwarded to our insurance company, USI, so that all volunteers will be covered under the Directors and Officers section of our insurance. In addition to Board members, committees include B&G, Recreation, Pool, Messenger, and Court Chairs.

**MAINTENANCE  
CART AND  
FENCED STORAGE** The maintenance crew purchased a new chassis, upon which they constructed an engineered-wood cart, for hauling supplies around the community. Additionally, they expanded the fenced "bull pen" area adjacent to the pool house for storing extra roof slates.

**BUSINESS CARDS  
FOR MAINTENANCE  
CREW** Mr. Thurber prepared business cards for each of the maintenance crew, which include their name, affiliation to the Meadows, telephone number, and e-mail address.

**NEXT MEETING** The next regular monthly Board meeting is scheduled for Wednesday, March 18, 2015, 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 8:23 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary