

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
February 7, 2018

IN ATTENDANCE

Lisa Farbstein	President
Mary Ellen Finigan	Vice-President
John Sitton	Treasurer
Nick Slabinski	Assistant Treasurer
Anne Gillis	Secretary
Tracy McGovern	Pool Committee
Lyn Famiglietti	Pool Committee
Barbara Gomez	Unit 658
Jay Perlman	Unit 654
Anne Miller	Unit 657
Ross Hyams	Unit 461
Victor Slabinski	Unit 645

CALL TO ORDER AND QUORUM

Ms. Farbstein called the meeting to order at 6:48 p.m. A quorum was established.

EXECUTIVE SESSION

By unanimous consent the meeting was moved into Executive Session to discuss personnel issues and other matters. By unanimous consent the meeting was moved out of Executive Session and into regular session at 7:25 p.m.

APPROVAL OF AGENDA

Ms. Farbstein noted that the Buildings and Grounds Committee needed to be removed from the agenda. The amended agenda was approved by unanimous consent.

APPROVAL OF THE MINUTES

The minutes of the December 20, 2017 Board meeting were approved by unanimous consent.

RESIDENTS' FORUM

Ms. Gomez noted that the path between Units 657 and 658 in Court 11 had been widened following recent pruning. She asked the Board to adhere to the vote of court residents, and also to decide on the requested fence tonight.

Mr. Perlman said he likes the foliage in the court and is against the construction of a fence. He said he uses the path some mornings to get to his car, and that he uses it also to move large items to his patio. He said he is unaware of any safety or security issues in the area.

Ms. Miller said that she is disturbed by people passing by her side window. She said she wanted to clarify that she did not favor a fence with a gate, only a fence without a gate. She noted that when she moved into her unit the path was smaller.

Mr. Hyams said he was concerned with dogs running without leashes at the bottom of Court 3 and between Courts 3 and 4 along the fence bordering Quaker Lane. He is concerned for the safety of small children and small dogs. He suggested that we need to remind residents not to let their dogs off-leash in areas other than official dog parks. He also pointed out that any injuries caused by the dogs could present a liability issue for the Board.

Mr. V. Slabinski said most residents in end units keep their window shades closed. He suggested the residents of the corner units next to the gap should close their blinds and keep their porch lights off. He thought there were things they could do to reduce the disturbance.

Mr. N. Slabinski asked if there were any late-arriving emails from court residents concerning the fence. Ms. Farbstein said there was a mistake in the initial count of votes, and that the final count was 11 in favor of a fence and 10 opposed to a fence.

POOL COMMITTEE

Ms. McGovern said the Board needed to approve the contract for management of the pool for the 2018 season. Ms. Farbstein reviewed the contract, from Atlantic Pool Service, in the amount of \$37,000. Mr. N. Slabinski moved to approved the contract. Mr. Sitton seconded the motion, and the Board voted 5-0 to approve the pool contract.

Ms. McGovern asked the Board to clarify the chain of command on issues concerning the pool. Ms. Farbstein said Mr. N. Slabinski would be the primary point of contact for the members of the Pool Committee, and that he will bring any issues or problems needing resolution to the Board.

Ms. McGovern said the Committee would like to do a walk-through at the pool in March, but that she does not have keys to the pool enclosure. Ms. Farbstein said that we will need to change the locks and order sets of new keys.

Ms. McGovern asked when the Committee needed to get the pool rules to the Board for printing. Ms. Farbstein said to send them to Mr. N. Slabinski, with a copy to her.

TRASH/RECYCLING COMMITTEE

Mr. Sitton said the Committee planned to survey the residents about possible changes to our trash/recycling procedures, and he would present a revised survey to the Board.

MANAGER'S REPORT

Ms. Noorzai-Barbour indicated that the variance report would be discussed later.

OLD BUSINESS

On the issue of the **PCE Project**, Ms. Finigan said the report we received from Environmental Consulting Services (ECS) indicated that testing showed no vapor intrusion into any Meadows residence. ECS believes that no continuing monitoring is warranted. ECS representatives will

attend an upcoming Board meeting to present findings and answer questions. Ms. Farbstein said we should invite residents of the affected courts to attend the meeting, and they should be notified in writing of the meeting. Ms. Gillis suggested that the notice should indicate the conclusions of ECS, so residents would not have to attend the meeting to find that out.

On the issue of the **Court 11 fence**, Mr. Sitton said he would not vote as he was a resident of Court 11 and participated in the emailed survey. He said he spoke to past Board President John Thurber who said the Board had voted twice to close the gap with plantings, but the plantings did not work. Mr. Sitton noted that the survey of court residents called for a fence.

Ms. Finigan said that in general she does not like closing off areas of the Meadows. But she was persuaded by the vote of the residents, and believes that the wishes of the most affected residents should also be considered.

Ms. Gillis said that she also does not like closing in the Meadows courts with fences, but came to the conclusion that this situation was an exception because of how unusually narrow the opening was and how close people walking through the gap came to Ms. Miller's window. She also thought we should honor the preference of the majority of court residents.

Mr. N. Slabinski agreed that he did not want to fence off the community, but said he is abstaining from the vote because his parents live in Court 11.

Ms. Farbstein said she also lives in an end unit, with 2 side windows and moved there knowing that walk-by traffic would occur. She commented that it was human nature to want to take shortcuts, and concluded that owners of end units should expect traffic past their windows.

Ms. Gillis made a motion to approve the construction of a fence at the open corner of Court 11 (similar to the fence at the other corner of the court). Ms. Finigan seconded the notion. The Board voted 2-1-2 (Sitton and N. Slabinski abstaining) to approve the motion. Ms. Farbstein announced that a fence would be built.

NEW BUSINESS

Ms. Farbstein presented a proposal from Power Systems Electric (PSE) for emergency replacement of a non-functioning underground power feeder line to the unit at 4235 S. 35th St. The cost of \$10,003.48 would come from the budget line GL3280, Capital Reserves. By motion duly made, seconded and carried 5-0 the Board voted to approve the proposal.

Ms. Gillis noted that the power feeder lines were likely to start failing at an increasing rate as they are all getting older, and that the Board needed to plan for the additional expense of these emergency repairs. Mr. Sitton said it would be part of overall budget planning by the Board. Ms. Gillis asked if the Association would also be responsible for replacing patios that have to be dug up because the failed feeder line is under the patio. Ms. Farbstein said yes, but only to its original concrete form. Ms. Finigan said there should be a statement in any Board approval of a resident's proposal for a new patio that in the event it is necessary for the patio to be removed for repair of electric or sewer lines that the Association will restore the patio to its original form only. Ms. Farbstein agreed.

On the issue of legal fees, Ms. Farbstein said the Board will need to decide whether to accept the proposal from Rees Broome for a retainer at \$300 a month. She said the Board could vote by email and reaffirm the vote at our next meeting.

APPROVALS SUBSEQUENT TO MEETING

By unanimous consent the Board voted to reaffirm and enter into the record items approved via email between the time of the Board meeting on December 20, 2017 and this meeting.

1. Proposal from Katchmark to repair downspouts at 3345-3347 S. Stafford St., in the amount of \$1,400.00.
2. Proposal from AAA Tree Service to remove a large dead limb at 3369 S. Stafford St., in the amount of \$500.00.
3. Proposal from Katchmark for porch and gutter repairs at 3414 S. Stafford St., in the amount of \$675.
4. Proposal from Katchmark to repair gutters, downspouts and lattice at 3449 S. Utah St., in the amount of \$2,425.00.
5. Proposal from Katchmark to repair gutters and downspouts at 3418 S. Stafford St., in the amount of \$1,300.00.
6. Proposal from a resident to install new windows on the unit at 3473 S. Utah St., pursuant to a contract with Thompson Creek Window Company.
7. Proposal from a resident for upgrading of the electrical system in the unit at 3301 S. Stafford St., pursuant to a contract with NASR Electric.
8. Proposal from All Plumbing, Inc. for emergency repairing and lining of the main sewer lateral to the unit at 3373 S. Stafford St., in the amount of \$18,800.00.
9. Proposal from Katchmark for repairs to the roof of the poolhouse, in the amount of \$575.00.
10. Proposal from Katchmark for window sill repairs repairs at 3385 S. Stafford St., in the amount of \$775.00.
11. Proposal from Katchmark for gutter and downspout repairs at 3491 S. Utah St., in the amount of \$1,250.00.
12. Proposal from a resident for construction of a new patio at the unit at 3448 S. Stafford St., pursuant to a contract with Lopez Stone & Masonry.

ADJOURNMENT

By unanimous consent the meeting was adjourned at 8:38 pm.