

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ABINGDON ELEMENTARY SCHOOL LIBRARY
3035 S. Abingdon Street, Arlington, VA 22206
JANUARY 16, 2008

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Jacqueline Maguire	- Secretary / Pool Cttee. Liaison
Debbie Diener	- Treasurer
Diane Thurber	- Recording Secretary
John Kilkenny	- Community Manager, Condo Division, CMC
Chuck Edwards and Drew Thompson	- Co-Chairs, B&G Committee
Lindsey Collins and Jennifer Lightbody	- Co-Chairs, Pool Committee / B&G Members
John Wertime	- 3401A S. Stafford Street
Ed Hilz	- 3405B S. Stafford Street
Paul Cinquegrane	- 3445 S. Utah Street

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 judgments entered in two collection cases, and compensation packages for the maintenance crew. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:54 p.m.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the October 17, 2007, meeting were approved as submitted.

APPROVALS SUBSEQUENT TO MEETING By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular meeting on October 17, 2007, and this meeting. Those items are:

1. Back door and storm door replacements at unit on S. 35th Street.
2. Window replacements in unit on S. 34th Street.
3. Interior attic renovations in unit on S. 34th Street.
4. Two contract proposals for tree work throughout the village.
5. Furnace and air conditioning replacement at unit on S. Stafford St.
6. Installation of recessed lighting in kitchen in unit on S. Stafford Street.
7. Insurance renewal with USI for Association's master insurance policy.

PLANTINGS IN TRAFFIC CIRCLE Resident contacted the Board regarding the height of the bushes in the "triangles" adjacent to the traffic circle. Believes that when the bushes are too high they impede a driver's line of sight and the time one has to make a decision, which could have dire consequences. B&G instructed grounds contractor to trim the bushes and resident believes that has solved the problem. B&G will continue to monitor the height and health of the bushes during the growing season, and make a determination as to their appropriateness. If they cannot be maintained at their current height or if they appear to be suffering as a result of intense pruning, perhaps a low-growing alternative would be the answer.

HOMEOWNER'S LINK The system is up and running, with approximately 48% participation.

POOL COMMITTEE - Board members met with new Pool Committee Co-Chairs. The meeting covered the Board's expectations of the Committee, interaction with the Board, pool operations, Committee functions and responsibilities, as well as Committee goals. The Co-Chairs would like to recruit members for the Committee, and will be planning social functions for the summer. Co-Chairs support renewing the current pool management contract. Inquiry whether the insurance liability coverage is just for the time the pool is open. Response: the pool contractor has full coverage during the dates and hours of operation, and at other times the Association is covered under its own master policy. The pool cover should be removed the last week of March or early April to allow time to perform any needed repairs prior to County inspection. The cover was a major investment that not only protects the pool, but also provides an additional measure of safety. The pool schedule this year is May 24 to September 7. The Board requested that a representative from the Committee attend its March meeting to be a part of any pool discussions.

- The current contract is a three-year agreement signed last year, which would cover the 2008 and 2009 seasons, contingent on performance in 2007. This contract was discussed during previous monthly Board meetings and at the Annual Meeting. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to renew the pool management contract for the 2008 season.

B&G COMMITTEE - The Committee previously submitted a list of patios needing attention. To date, only three have been cleaned, while eleven are still not done, and in some cases are worse. The Board requested that a second notice of violation be sent to each of the unit owners on the list, requesting compliance. Continued failure to comply may result in the institution of due process.

- The County has replaced several street trees, including a dead tree in the traffic circle. No additional pruning will be done, except in the event of a hazardous situation. The Committee will be monitoring the two contracts for tree work. A list for spring planting is being prepared, and will be presented to the Board at its March meeting.

- Replacement of B-building mailboxes was discussed at the last B&G meeting, and a proposal is being prepared for the Board's consideration. The size of the boxes currently in use may be changed by USPS mandate, so that will be investigated.

- There are two "pit areas" that have not been restored, and which were not covered under the previous contracts. A new proposal is needed for those.

- This is the final year of the grounds maintenance contract. The contract will be put out for bid to companies that provide a level of service at or above what we currently receive.

APPOINTMENT OF CHAIRPERSONS By UNANIMOUS CONSENT, the Board voted to appoint the following individuals to serve in the capacities of Committee Chairs and Co-Chairs for Fairlington Meadows' standing committees:

1. B&G Committee -- Chuck Edwards and Drew Thompson
2. Committee of Court Chairpersons -- Diane Thurber
3. Pool Committee -- Lindsey Collins and Jennifer Lightbody
4. Recreation Committee -- Ed Girovasi and John Stack
5. Messenger -- Kathryn Utan

COMCAST As a result of negotiations between counsel, the Board is close to reaching an agreement with COMCAST.

PARKING The Parking Regulations have been updated and will be formatted into a formal Policy Resolution. Copies will be placed in all pertinent information sources available to residents.

TRASH/RECYCLING CONTRACT The Association currently has a four-year renewable contract for trash and recycling services, scheduled for renewal in April 2008. It was noted that there is no additional charge for the "big pick-up" on the first Saturday of each month, so it is important that residents not abuse it. Contractor will not collect construction materials, which is consistent with what the Board advises residents when approving remodeling projects. Christmas trees are collected Tuesdays and Thursdays for the first two weeks in January, and special pick-ups may be authorized only by management or the Board. It is important to keep encouraging recycling and to keep heavy items to a minimum, as the contract price is based on how much contractor believes it will be collecting and upon the County's disposal fee. Contractor reserves the right to readjust contract price if the County's fee or the amount being collected increase.

PROPERTY SURVEY In November 2006 CMC's Director of Maintenance performed a survey of the property. All items needing attention were identified.

SEWER REPAIRS

- The work performed on the ten-foot line on S. Stafford Street is complete. No follow-up is needed.
- Per the report of our project engineer, there are still seventeen sewer lines in bad shape. Recommends moving forward with the relining work in 2008, and the Board is in agreement. Of the remaining lines, eight are in good condition but still need work, five are PVC lines that were completed previously, and one is cast iron, which will last forever. It is extremely important to note that lines that have been rebuilt with the lining system be cleared using ONLY a water-jetting process. The mechanical system of metal snakes and augers cannot be used, as it will tear apart the liners.

MEADOWS MESSENGER Our Maintenance Manager will be writing an article for upcoming issues of the Messenger, tentatively titled "Tips from the Workshop."

INSURANCE The term "all in" is currently contained in the insurance information posted on the web site. Those words will be removed, as they are incorrect; an addendum will be added to that effect. Also, the current deductible is \$10,000.00, not \$1,000.00.

B-BUILDING The B-building cleaning contract is up for renewal. The Board has revised the list of cleaning specifications, and the contract will be sent out for bids.

ROOFS The roof selected for replacement in 2008 is in Court 5, 3443A - 3447B S. Stafford Street.

NEXT MEETING The next regular meeting of the Board will be held on Wednesday, February 20, 2007, at Abingdon Elementary School, 3035 S. Abingdon 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 8:00 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary