

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
JANUARY 19, 2011

IN ATTENDANCE	John Thurber - President David Andrews - 1 st Vice President Paul Cinquegrane - Treasurer Jacqueline Maguire - Secretary / Pool Committee Liaison Diane Thurber - Recording Secretary Jason Eglin - CMCA, AMS, Community Manager, CMC
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 delinquent accounts. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:52 p.m.
APPROVAL OF MINUTES	The Board will vote on the November 11, 2010, minutes at its February meeting.
APPROVALS SUBSEQUENT TO MEETING	By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record the following items, approved via e-mail between the time of the last Board meeting on November 11, 2010, and this meeting. All items APPROVED 5-0. <ol style="list-style-type: none">1. Request to install hardwood floor in kitchen.2. Two requests for HVAC replacement.3. Request for window replacement.4. Request for bathroom upgrades.5. Request for bathroom renovation.6. Request for major interior renovations.
B&G	Co-Chairs will be meeting with representatives of Somerset Landscaping on January 29, and will report on that meeting in February.
STORAGE BOXES	Items in storage that were deemed outdated and unnecessary were incinerated. The amount in storage was cut by more than half, saving the Association annual storage fees. This process now will be conducted yearly.
COURT 8 STORM DRAIN VAULT	The current storm drain vault is 2' x 2' x 3' deep and holds only 90 gallons of water. Proposal to install a new vault that is triple in size, increasing capacity to 270 gallons, which hopefully would be large enough to allow water to drain before flooding occurs. The side walls of the vault area could be extended out, but the three-foot depth is fixed due to the drain pipe at the bottom. The project includes adding a second grate to assist with drainage, or a manhole simply for additional access. CMC's engineer will review the plan and seek a proposal. The curb at the north end of the area in question was broken during last winter's storms and will be replaced with only a 1-inch curb, allowing water to flow into the grass there, for better dispersal.
WADING POOL	The new tile has been delivered and work will begin once the weather allows.

TOT LOT New mulch is needed in the spring.

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PARKING SIGNS A-1 Towing will be installing new metal towing signs once a picture of them is forwarded for review.

CURBS AND SIDEWALKS The maintenance crew will survey all curbs and sidewalks after snow season.

PARKING LOTS Crack filling will be needed in the spring.

TENNIS COURTS In late March or early April, a professional will evaluate the need for repairs.

ROOFS Mr. Clark will perform a roof survey in the spring and make a recommendation for this year's roof replacement. A few loose slates and one interior leak have been reported recently, but nothing major.

PAINTING This year's painting cycle will be scheduled for fall, and includes Courts 7, 8, 9 and 10.

FHA ELIGIBILITY RULES The Association has proper certification.

INSURANCE The master policy is in place through 2011.

COURT LIGHTING The sidewalk pole lights in Court 6 are staying on too long in the morning. The maintenance crew will check them and determine if an electrician is needed.

WINTER PROJECTS The crew is working on gutters, rebuilding a broken court sign, and general upkeep. They also will focus on fence repairs in Courts 7, 8, 9 and 10 prior to the painting cycle.

SNOW REMOVAL The contract with Somerset is in place for the 2011 season. Arlington County passed a new sidewalk-clearing ordinance last winter, transferring responsibility for clearing County sidewalks to individual homeowners (in our case, the Association). Our interior walkways are cleared by the maintenance crew, with additional manpower from DMA, if needed.

AUDIT The draft Audit may be ready by the Board's March meeting. A representative will attend the meeting to make the presentation.

STRATEGIC PLAN The Board will review the Plan and determine what items to focus on over the winter.

FOLLOW-UP TO LETTER RE: BYLAW VIOLATION Letter sent to residents of B-building regarding personal effects stored in common areas of the building. Responsible party represented that the items were scheduled to be removed. No further complaints.

PRESIDENTS' MEETING/ ASSOCIATION'S WEBSITE At a meeting of all South Fairlington Board Presidents in November, a resident of Fairlington Green volunteered to assume the role of the Associations' Webmaster, which will become vacant in the next year. The Meadows's website will be reviewed for the purpose of identifying and removing outdated and inaccurate postings, and the new towing procedures will be posted.

NEXT MEETING The next regular Board meeting will be held on Wednesday, February 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 7:30 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary