

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 30, 2014

- IN ATTENDANCE** John Thurber - President
Mary Ellen Finigan - 1st Vice President
Debra Diener - Treasurer
Diane Thurber - Recording Secretary
Dwayne Frazier - Portfolio Community Manager, CMC
Melanie Russell - 4205 35th Street, S.
- CALL TO ORDER AND QUORUM** Call to order at 7:00 p.m. Quorum established.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0, the minutes of the November 20, 2013, 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 November 20, 2013, and this meeting, as follows:
1. Proposal for restoration of the grounds at the site of a sewer lateral repair on S. Utah Street, and repair of a bare area at the pool.
 2. Request for extensive unit renovations.
 3. Request for basement waterproofing.
 4. Renewal of management contract with CMC.
 5. Proposals for slate, roof and woodwork repairs.
 6. Request for bedroom conversion.
 7. Reimbursement for plumbing repairs to common element water pipe.
 8. Proposals for mold remediation and installation of new sheetrock in B-building basement common storage area.
 9. Renewal of Association's master hazard insurance policy.
 10. Proposal for tree pruning in Court 14.
 11. Request for kitchen and basement renovations.
- APPOINTMENT OF COMMITTEE CHAIRPERSONS** All current Chairs and Co-Chairs of Meadows' standing committees have agreed to remain in their current capacities, and were formally reappointed by the Board.
- RESIDENTS' FORUM:**
- Roof Repairs** Resident inquired about the status of roof repairs to her unit. Response: Roofing contractor has examined the roof and is preparing a scope of work for the needed repairs.
- CONDO FEE ARREARAGES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0, arrearages for amounts less than \$10.00 will be written off the books
- POOL**
- The Board is reviewing the proposed pool contract for the 2014 season, and hopes to have it finalized by the end of February.
 - The hot water heater for the restrooms, which is located in the men's room, is broken and needs to be replaced before pool season begins.

- The Board would like to recruit additional members for the Pool Committee, and it was suggested to begin by asking the residents who use the pool most frequently.

- WATER SHUT-OFF VALVES** Some main shut-off valves in the B-buildings are not working. Once the problematic ones are identified, include this work in the contract for replacing the hot water heater in the bathhouse.
- FARMERS MARKET AT FCC** The Board has reached consensus on a position for the proposed farmers market at the Fairlington Community Center, scheduled to begin in April, if approved by the County Board. The position paper will be forwarded to County representatives and posted on the Association's website, and a synopsis will be published in the Messenger.
- COURT SIGNS** The crew continues to work on restoration of the signs, but some are in such poor condition that they will need to be replaced.
- PARKING LOT CLEAN-UP** Will be scheduled for some time in early spring, once the chance of snow has passed.
- MAIL BOXES** The Board will revisit this issue at the February meeting, with discussion and comparison of the proposals they have received.
- B-BUILDING CARPET REPLACEMENT** This project will resume in the spring, which will be the second and final phase.
- BROKEN WATER LINE** In mid-January we experienced a broken water line in Court 15, caused by the deterioration and failure of an old pipe.
- ROOFS** The Board has received a proposal for providing minor roof repairs throughout the village for a flat daily fee in lieu of a separate and specific contract for each job. This would provide the Association with a lower-cost means of performing minor work such as slate replacement, reattaching loose tiles and gutters, minor caulking, etc.
- WOOD REPAIRS** As soon as weather permits, the maintenance crew will resume wood repairs of areas in the last painting cycle.
- GATE REPAIRS** The crew will continue with gate repairs while the weather is too cold for most outside work.
- BYLAW VIOLATION** It has been reported that a vehicle parked in a reserved space is in violation of the Bylaws in that the license plates indicate the registration has expired. Resident will be notified that the vehicle must be brought into compliance and if not, it will be towed at her expense.
- SNOW REMOVAL** The Board was pleased with the snow removal efforts.
- NEXT MEETING** The next regular monthly Board meeting is scheduled for Wednesday, February 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 7:40 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary