

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
JUNE 17, 2009

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President / B&G Cttee. Liaison
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Jason Eglin	- CMCA, AMS, Community Manager, CMC
Chuck Edwards	- Co-Chair, Buildings and Grounds Committee
Jennifer Lightbody	- Chair, Pool Committee
Amanda Kammier	- 3325 S. Stafford Street

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 and two separate Bylaw violations. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:03 p.m.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the meeting of May 20, 2009, 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 last regular Board meeting on May 20, 2009, and this meeting. Items 1 through 7 were approved 5-0; Item 8 was approved 4-0-1 (Cinquegrane) and Item 9 was approved 4-0-1 (Maguire).

1. Request for patio upgrades at unit on S. Stafford Street.
2. Request to replace and relocate hot water heater at unit on S. Stafford Street.
3. Request by Court Chair for permission to hold a block party in the court some time over the summer, and guidelines for same.
4. Request for window replacements at unit on S. 34th Street.
5. Letter of Appreciation sent by the Board to Court Chair thanking her for her years of service to the community.
6. Proposal for tree work throughout the village.
7. Proposal for replacing the slate roof on the pool house/maintenance shop.
8. Request for window replacements at unit on S. Stafford Street.
9. Request for major attic renovation at unit on S. Stafford Street.

RESIDENTS' FORUM:

SATELLITE DISH Resident received notice that satellite dish in patio was in violation of the Association's guidelines in that it was attached to the fence and exceeded the height limitation imposed by Policy Resolution 8-21-01, "Restrictions on Satellite Dishes." Resident will make arrangements to remove the dish from the fence, and will work with the Board on a solution that will allow resident to receive signals while adhering to the guidelines.

POOL COMMITTEE The Board thanked Ms. Lightbody for stepping in as new Pool Committee Chair. Issues regarding guard performance and maintenance of the facility were discussed. The chlorinator and chemical feeder have been repaired, work is being done on the lights, and the filters and ropes need to be replaced. Work on the pool house roof is underway, and is expected to be complete by the end of the week. New fans and skylights will be installed, and the new plywood will be painted to preserve it. Both the Pool and B&G Committees are working on plans to enhance the pool entryway, which already looks better after the “work party” during opening week. Thursday is Float Night, the Pizza Party is next week, and the Luau is scheduled for July 25.

B&G COMMITTEE By UNANIMOUS CONSENT the Board voted to accept the proposal from Hook’s Services to perform maintenance on two Linden trees in Court 10 and to remove the elm tree in Court 15, along with the stump and lawn roots. The elm tree requires special disposal procedures due to the potential for spreading disease.

By UNANIMOUS CONSENT the Board accepted the proposal from Valley Crest for a number of items, including the pergola and lattice work at the pool entrance, plantings for same, and large grasses to be planted adjacent to 3479 S. Stafford Street to replace the current hedgerow. The remainder of the project covers resident requests and replacement items. A decision on replacing the fence at the hedgerow is under consideration. Valley Crest is in the process of pruning shrubs; work began yesterday but was held up today due to rain.

The playground has been the responsibility of the Recreation Committee in the past, but the Board would like B&G to take it over. It needs to be checked periodically for maintenance needs, and the mulch replenished. A proposal to re-mulch will be sought.

FENCE STAINING The maintenance crew will be working on fence repairs in Courts 3, 14 and 15 prior to the painting cycle.

RODENTS The contract has been cut back to checking once a month. The trap was moved to a new location; if there are no “hits” at that location, the service will be terminated.

BUDGET/AUDIT Work is ongoing on the 2010 Budget, and the 2008 Audit is well underway.

DELINQUENCIES Small amounts that are completely uncollectible will be written off the books.

NEXT MEETING The next regular meeting of the Board will be held on Wednesday, July 15, 2009, at the Fairlington Community Center, 3308 S. Stafford 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 7:55 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary