

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 15, 2011

- IN ATTENDANCE**
- |   |                                      |
|---|--------------------------------------|
| John Thurber                            | - President                          |
| David Andrews                           | - 1 <sup>st</sup> Vice President     |
| Jacqueline Maguire                      | - Secretary / Pool Committee Liaison |
| Paul Cinquegrane                        | - Treasurer                          |
| Diane Thurber                           | - Recording Secretary                |
| Jason Eglin                             | - CMCA, AMS, Community Manager, CMC  |
| Chuck Edwards                           | - Chair, B&G Committee               |
| Russell Phillips and<br>Jerry Distefano | - Reznick Group, P.C.                |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:45 p.m. Quorum established.
- APPROVAL OF MINUTES**
- By UNANIMOUS CONSENT the minutes of the May 18, 2011, meeting were approved as presented. .
- 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 regular Board meeting on May 18, 2011, and this meeting.
1. Proposal for gutter, downspout and porch roof work on S. Stafford Street, and another for gutter and downspout repairs on S. 35<sup>th</sup> Street.
  2. Request for new kitchen countertops.
  3. Request for basement bathroom renovations.
  4. Proposal for upgrades to the tot lot, including removal of debris, regrading inside the timbers, installing new 6 x 6 timbers to raise the containment area, and providing wood chips to a depth of 9". Work will begin May 19, weather permitting.
  5. Request for window replacement.
- B&G COMMITTEE**
- Committee Chair met with grounds contractor last week. Following that meeting, contractor presented a proposal to complete work that was begun previously along Quaker Lane. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal for tree removal and branch trimming along Quaker Lane, which completes the work on Quaker Lane for now. Pruning and weeding also will be done this week. The re-design of the circle at the FCC received grant approval by the County, and work should begin soon.
- AUDIT**
- Reznick Group is the Association's new auditing firm. Representatives attended the meeting for the purpose of introduction and to discuss with the Board the company's procedures and policies in completing the audit and the Association's tax returns.
- EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the meeting was moved into Executive Session at 7:30 p.m. to discuss delinquent accounts and a possible legal action. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:55 p.m.
- B-BUILDING MAINTENANCE**
- The new B-building maintenance contract begins July 1. Carpet cleaning is scheduled for next week.

- POOL** The chlorinator for the main pool was replaced, and the pump also overheated, but that should still be under warranty. Additionally, one of the pool lights is out. The malfunctioning fan in the men's room was replaced under warranty.
- ROOFS**
- The roof replacement at 3439 S. Stafford Street is complete.
  - The porch roof work referred to in #1 of the "Approvals" paragraph above, is scheduled to begin May 19.
- COURT 8  
STORM DRAIN  
VAULT** Work on the storm drain vault is scheduled to begin June 29. Residents in the court will be given advance notice.
- SEWER BACK-UP** A backup occurred on S. Stafford Street. Clean-up services were provided by a contractor new to the Association; a copy of Resolution 03-30-04, "Responsibilities for Flood Damage, Repair, Clean-Up, and Property Replacement," and the Amendment thereto, dated February 21, 2007, will be forwarded to them for future use. Also, a notice will be sent to all residents of the building regarding the flushing of inappropriate materials.
- TOWING SIGNS** Five of the new metal signs still need to be replaced.
- TENNIS COURTS** Once the proper color is determined, tennis court contractor will be sending two gallons of crack sealer for the courts.
- NEXT MEETING** The next regular Board meeting will be held on Wednesday, July 20, 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 7:47 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary