

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 20, 2012

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Glenn O'Brien	- Portfolio Manager, CMC
Chuck Edwards	- Co-Chair, B&G Committee
Judi Garth	- Co-Chair, B&G Committee

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 delinquencies, legal and personnel issues, and a letter sent to a resident regarding an incident at the pool. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:01 p.m.

APPROVAL OF MINUTES By UNANIMOUS CONSENT the minutes of the May 23, 2012, 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 23, 2012, and this meeting.

1. Request for basement remodeling.
2. Request for replacement of front and back storm doors.
3. Purchase of three additional pool umbrellas.
4. Request for various interior renovations throughout unit.
5. Request to install power outlet in patio.
6. Proposal for cleaning services for the twenty-seven B-buildings.

BUILDINGS AND GROUNDS COMMITTEE

- Resident on S. 35th Street contacted the Committee about an overgrown holly in front of her unit. There are a number of other overgrown hollies in the community; the Committee will conduct a survey of those needing attention.

- A huge branch at the entrance to Court 3 fell this morning. The branch was too heavy to be moved off the sidewalk, so it was reported to the FCA representative and County liaison to request removal. There are another six to eight trees in that section of Stafford Street that need to be trimmed, as well, and that information also will be provided for reporting to the County.

- The Court 10 parking lot needs to be cleaned of debris from recent sewer work. The Committee has requested a proposal from Somerset for cleaning just that one court, which will be forwarded to the Board for approval.

- The spring planting is complete. The Committee received numerous compliments, and residents are watering the new materials. Several items were deferred to the fall planting because the work was done late in the season.

- Residents removed all the shrubbery in front of their unit and replaced it with items of their own choosing. Permission was neither sought nor granted for this work; the area will be returned to its original state by the residents.

- An ad hoc committee has been formed to organize a retirement party for Maintenance Manager Jack Clark, to be held on July 14 at the pool.
- Four sidewalk panels behind Court 8 that constituted a tripping hazard were repaired. The contractor did a good job, and even replaced two additional panels at no extra cost.
- A survey was performed to identify porch bricks in need of repointing and columns in need of replacement or repair. An RFP for the brick work will be prepared and sent out for bid. The maintenance crew should be able to take care of the columns.
- There is a back door that is not in compliance with the Exterior Architectural Criteria, as it is composed of metal. A letter will be sent to the owner informing him that he must replace the door with one made of wood.

ROOFS

The Board received a proposal for roof repairs throughout the village. Each recommended item was inspected, and the contract is now ready to be finalized.

PARKING LOTS

The two bidding companies are fine-tuning their proposals for parking lot repairs. Line re-stripping and number stenciling will be included.

POOL

The Board is pleased with how the pool is running this summer. Members of the Pool Committee oversee daily operations, meet with the guards, and purchase supplies. The Board also is happy with the way the pool looks, and with our contractor, Community Pool Service. A weekly report based on observations at the pool is sent to our Account Manager at CPS. The Committee has scheduled a 4th of July barbecue as the first social event of the season.

TENNIS COURTS

Resurfacing of the tennis courts is complete, and both the Board and the Recreation Committee Chair are very pleased with the results.

PLAYGROUND

The two strap swings at the playground are in need of replacement. A source has been located that sells the seat with plastic-coated chain, and two will be ordered. In the meantime, the swing that is completely broken will be removed so it is not a hazard. Before replacing the swings, the correct chain length must be determined, as the level of the playground surface was raised considerably with the recent addition of new mulch, as required by the County.

NEXT MEETING

The next regular Board meeting will be held on Wednesday, July 18, 2012, 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 7:37 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary