

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, 2015

IN ATTENDANCE

John Thurber	- President
Mary Ellen Finigan	- 1 st Vice President
Jacqueline Maguire	- Secretary
Bill Russell	- Treasurer
Diane Thurber	- Recording Secretary
Dwayne Frazier	- Portfolio Manager, CMC
Julie Pixler	- 3468 S. Stafford Street, B-1

CALL TO ORDER AND QUORUM Call to order at 6:50 p.m. Quorum established

EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss legal matters, a recent incident of vandalism, and account delinquencies. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:05 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 2-0 (Maguire and Russell) the minutes of the April 15, 2015, 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 April 15, 2015, and this meeting, as follows:

1. Request for replacement of HVAC system.
2. Two requests for interior painting and floor work.
3. Request for extensive renovations throughout unit.
4. Motion to nominate Bill Russell to fill the current vacancy on the Board of Directors, to serve until the Annual Meeting scheduled for on or about October 21, 2015. At that time, Mr. Russell may be nominated and elected to serve a full three-year term of office, if he is inclined to do so.
5. Proposal from Somerset Landscaping to transplant liriopse from areas in the village where it is abundant to areas where it is needed.
6. Proposal from Somerset Landscaping to plant begonias in the traffic circle near the FCC.
7. Proposal from Community Pool Service, Inc. to purchase a portable lifeguard stand. The stand was subsequently delivered, then returned, as it did not have an umbrella holder; a new stand with an umbrella holder was purchased and delivered.
8. Request for new kitchen floor.
9. Proposal from Hook's Service for tree work in Courts 5, 9 and 12, as well as in the area of the pool.
10. Request for new basement flooring.
11. Two requests for replacement windows.
12. Request for tile work and replacement of shower door.
13. Seven proposals from Katchmark for various items (e.g., wood trim, slate, chimney cover plates, vents) pertaining to roof repairs.

- RESIDENT ISSUE** Resident presented information to Board regarding noise by neighbor, as well as number of pets and pets being off-leash in the common areas.
- BIKE RACK** The new bike rack has arrived. It will be placed in the appropriate spot near the pool and chained to the fence.
- BULLETIN BOARD** A new bulletin board adjacent to the tennis courts has been constructed, by the maintenance crew, to replace the one that was destroyed by fire.
- HOMEOWNER LINK** A Homeowner Link notification was sent out to inform residents of the bulletin board fire.
- POOL** Discussion of coping stones project, including faulty caulking and cracked stones, which will be replaced in the spring. Warranty on the project will be extended for an additional year. The new lifeguard stand will be leveled so it doesn't rock. The 19th is the last day that the pool opens at 3:30; beginning June 20, it will open at 11:00 weekdays and 10:00 weekends and holidays.
- BRICK REPAIRS** Porch inspections were completed by the maintenance crew. Forty-seven locations were identified, and the Board is awaiting a proposal to make those repairs, at which time work can begin.
- LOT REPAIRS** Potholes in Courts 7 and 9 will be repaired, and a small hole in the Court 8 lot will be patched. One proposal received; awaiting further.
- ROOFS** Several small roofing contracts with Katchmark are pending. A few areas will be re-examined, and new proposals forwarded, as necessary.
- DAMAGED CARPETING** A contractor performing work on S. Stafford Street has done considerable damage to the new carpet in the common area hallway. The owners have been made aware of this, and accept responsibility for replacement.
- INTERIOR WATER ISSUES** Management and the maintenance crew are working with two residents to determine the cause of water infiltration into their units.
- ANNIVERSARY** June 1 is the one-year anniversary of Mr. Henderson's employment with the Meadows.
- NEXT MEETING** There will be no Board meeting in July. The date of the next regular monthly Board meeting is Wednesday, August 19, 2015, 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 8:25 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary