

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS  
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
ABINGDON ELEMENTARY SCHOOL LIBRARY  
3035 S. Abingdon Street, Arlington, VA 22206  
MARCH 19, 2008

- IN ATTENDANCE**
- |                    |  |
|--------------------|--|
| John Thurber       | - President                                    |
| Lisa Farbstein     | - 2 <sup>nd</sup> Vice President / B&G Liaison |
| Jacqueline Maguire | - Secretary / Pool Cttee. Liaison              |
| Debbie Diener      | - Treasurer                                    |
| Diane Thurber      | - Recording Secretary                          |
| Jason Eglin        | - CMCA, AMS, Community Manager, CMC            |
| Lynn Beasley       | - 4302 S. 34 <sup>th</sup> Street              |
| Beth Johnson       | - CPA, Ahlberg & Company, P.C.                 |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:30 p.m. Quorum established.
- EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss maintenance personnel, delinquent accounts, and violations of the Bylaws which may result in due process. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:48 p.m.
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED, the minutes of the meeting of February 20, 2008, were approved as amended by a vote of 2-0-2 (Maguire, Farbstein).
- APPROVALS SUBSEQUENT TO MEETING**
- By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular meeting on February 20, 2008, and this meeting. Those items are:
1. Installation of a porch railing at unit on S. Stafford Street.
  2. Installation of a sump pump system in unit on S. Stafford Street.
  3. Kitchen remodeling in unit on S. Stafford Street.
  4. Roof repairs at 3345 S. Stafford Street, to be completed March 21.
  5. Revised Roof Design Proposal, provided by Gardner James to provide consulting services related to roof replacement at 3443A- 3447B S. Stafford Street.
- RESERVE STUDY**
- The Association is required to perform a Reserve Study every five years. The last one was completed in 2003 for 2004. A new Reserve Study will be undertaken shortly, scheduled for completion in 2009.
- AUDIT**
- Ms. Johnson was invited to the meeting to review the draft Audit. She walked the Board through the document page by page, and answered satisfactorily all questions posed by the Board. Ms. Johnson invited the Board to contact her during the Budget process if they felt it was necessary.
- SEWER PIT REPAIRS**
- Mr. Thurber praised the maintenance crew for taking the initiative to repair several "sewer pit" areas. Rocks were removed from the areas, which were then graded and seeded, and straw was laid. The work was on par with that of professional landscaping companies.

- SEWERS** A meeting amongst our engineer, our maintenance manager, and the contractor will be held to begin planning for this year's seventeen sewer lateral relinings.
- POOL** A pool inspection and walk-around has been scheduled for early next month. The purpose is to get the pool ready for summer and for a County inspection prior to their issuing an operating permit.
- IMPROPERLY LOCATED WATER SHUT-OFF VALVES** An access policy is being prepared so that the Board may obtain and hold in a safe, keys to B-building units which contain the water shut-off valves for other units in the building. It is imperative that the valves be accessible to the proper unit owner in the event of an emergency.
- NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, April 30, 2008, 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