

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
MARCH 17, 2010

IN ATTENDANCE

John Thurber	- President
David Andrews	- 1 st Vice President
Lisa Farbstein	- 2 nd Vice President / B&G Committee Liaison
Jackie Maguire	- Secretary / Pool Committee Liaison
Paul Cinquegrane	- Treasurer
Diane Thurber	- Recording Secretary
Jason Eglin	- CMCA, AMS, Community Manager, CMC
Chuck Edwards	- Co-Chair, Buildings and Grounds 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 delinquent accounts and letters sent to residents re: Bylaw violations, an insurance issue, and a noise issue. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:00 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Maguire), the minutes of the February 17, 2010, 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 February 17, 2010, and this meeting:

1. Request for replacement windows and storm doors on S. 35th Street.
2. Request for kitchen repair work on S. 35th Street.
3. Request for replacement of front door on S. Stafford Street.
4. Request for kitchen and bathroom renovations on S. Utah Street.
5. Request for HVAC system replacement on S. Utah Street.
6. Request for replacement windows on S. Stafford Street.
7. Revised proposal from American Exteriors for exterior carpentry and painting of six porches on S. 35th Street and S. Stafford Street, necessitated by winter storm damage.
8. Proposal to grant the maintenance crew four additional days of personal leave each, for work "over-and-above" during the winter storms.
9. Proposal from Katchmark, Inc. for gutter, downspout and carpentry repairs, as well as truss and rafter inspections, necessitated by winter storm damage.
10. Proposal #2 from Katchmark, Inc. for additional work, as described in #10 above. (A third proposal is pending.)

B&G COMMITTEE There was extensive winter damage to the cedar trees along Quaker Lane, which needs to be addressed immediately, as several trees fell into residents' patios. The Committee received a proposal from Hook's Services to remove four damaged trees and to repair eighty-two more, as needed. Work also was performed by the County on trees in the public right-of-way. Stump grinding will have to wait until the equipment can be moved into the area; the ground is too soft and wet right now. By UNANIMOUS CONSENT the Board voted to accept the proposal from Hook's Services for the tree work described above. Insurance will cover a small amount for removals, but not

replacements. Also, one small section of the fence was damaged, and others may be discovered once work begins.

There will be no spring planting; residents who made requests have been so informed. Installation of the new fence adjacent to the Glen's tennis courts also will be put on hold. The Committee will evaluate the community over the summer and see how things look in the fall. Storm damage to shrubs in front of the buildings was not as bad as originally thought; many items recovered, but there is still a lot of pruning to be done. The parking lots need to be cleaned to remove all the sand. This item is covered in the grounds maintenance contract, for an additional cost. The work will be scheduled for some time in early April. Notices will be posted in advance. Pre-season grounds cleaning will be done by the contractor, as there are limbs, twigs, dirt and leaves to be removed, including leaf removal in the streets. The Committee will request a bid to repair the five remaining sewer pits. The winter weather provided sufficient compaction of the soil in these areas. A proposal also will be sought for cutting the clean-out pipes flush to the ground.

STORM COSTS Final out-of-pocket cost to the Association are still being tallied; all bills have not yet been received. Costs will include our insurance deductible of \$10,000.00, as well as amounts for tree work, plowing, and the additional cost of \$1.00 per foot to install larger gutters and downspouts on buildings being repaired. Due to careful budgeting, it will not be necessary for the Board to call for a special assessment.

SIDEWALKS The maintenance crew will be inspecting curbs and sidewalks for damage.

WOOD REPAIRS The first contract has been completed, and work under the second contract will begin soon.

POOL Board members met with the pool contractor to evaluate what is needed to pass inspection and open the pool.

COURT 4 DRAINAGE Repairs were completed, and the Board has not been made aware of further problems.

COURT SIGNS Six wooden court signs were damaged during the winter storms. The maintenance crew was able to repair four, but it was necessary to purchase two new ones.

RECYCLING It has been determined that additional recycling bins are needed in some courts. Mr. Eglin will make that request of our recycling contractor.

HOMEOWNERS LINK ELITE The Board would like to make this new program available to residents. Registration can be effected using information provided on residents' Recreation Pass applications, with permission. More information to follow.

NEXT MEETING The next regular Board meeting will be held on Wednesday, April 21, 2010, 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 8:17 p.m.

Respectfully submitted,

Diane Thurber, Recording Secretary