

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS  
HIGHLIGHTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
SOUTH FAIRLINGTON COMMUNITY CENTER  
3308 S. Stafford Street, Arlington, VA 22206  
MAY 20, 2009

**IN ATTENDANCE**

John Thurber	- President
David Andrews	- 1 <sup>st</sup> Vice President
Lisa Farbstein	- 2 <sup>nd</sup> Vice President / B&G Cttee. Liaison
Jacqueline Maguire	- Secretary / Pool Committee Liaison
Diane Thurber	- Recording Secretary
Jason Eglin	- CMCA, AMS, Community Manager, CMC
Paul Cinquegrane	- 3445 S. Utah Street
Chuck Edwards	- Co-Chair, Buildings and Grounds Committee
Sami Satouri	- President, Quest Insurance

**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, a personnel matter, a recent Bylaw violation and a candidate for the current Board vacancy. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:06 p.m.

**NEW BOARD MEMBER** The ad hoc search committee considered potential candidates for the current vacancy, and recommended to the Board Paul Cinquegrane. Following a meeting between Mr. Thurber and Mr. Cinquegrane, as well as discussions amongst all Board members, the position of Treasurer was offered to Mr. Cinquegrane, and was accepted. By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0, the Board appointed Paul Cinquegrane to complete the unexpired term of former Board member Debbie Diener, pursuant to Article IV, Section 6 of the Bylaws of Fairlington Meadows. Mr. Cinquegrane will serve through the Annual Meeting in October, at which time he may announce his candidacy for a Board position through general election.

**APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-2 (Farbstein and Cinquegrane), the minutes of the April 16, 2009, meeting were approved as presented.

**APPROVALS SUBSEQUENT TO MEETING** By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Cinquegrane), the Board voted to re-affirm and enter into the record items approved between the time of the last Board meeting on April 16, 2009, and this meeting. Items 1 through 10 were approved 4-0; Item 11 was approved 3-0-1 (Farbstein).

1. Two separate requests for window replacements at units on S. Stafford Street.
2. Request for patio upgrade at unit on S. Stafford Street.
3. Request for extensive upgrades to unit on S. Utah Street.
4. Request for window replacements at unit on S. 35<sup>th</sup> Street.
5. Request for installation of a porch railing at unit on S. Stafford Street.
6. Request for installation of new HVAC system at unit on S. Utah Street.
7. Request for patio and stoop brickwork at unit on S. Stafford Street.
8. Request for kitchen renovations at unit on S. Stafford Street.
9. Request for patio renovations at unit on S. Stafford Street.

10. Request for water abatement services at unit on S. Stafford Street.
11. Contract proposal from Power Systems Electric to repair underground fault in common area electrical lines leading to unit on S. 35<sup>th</sup> Street.

**INSURANCE** The Board is reviewing options for the medical insurance provided to the maintenance crew.

**B&G COMMITTEE** Mr. Edwards provided an overview of the Committee's expenses. The grounds contract was restructured to include a base price with all other services a la carte, including mowing and edging (done every other mowing). It is estimated that we will need 24 mowings and 12 edgings during the year; we have already had five-and-three. Mowing will be done every Thursday for a while, less frequently during the hot summer months. The contract with our arborist no longer includes regular IPM reports; he is paid on an hourly basis for consulting services. Last year, 50% of the Committee's budget was spent on tree work; not as much will be needed this year. The current proposal for tree work includes trimming, shaping, elevating, and stump grinding, as well as removals of trees, tree limbs, and deadwood, in various locations throughout the community.

By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Cinquegrane), the Board voted to accept the proposal from Valley Crest for pit restoration work, including grading, at 3401 S. Stafford Street. This area has been restored previously but continues to sink. Two pit areas in Court 14 will be repaired under warranty.

The Committee continues to work on the proposal for spring planting. A majority of the work will be done this season, with the remainder in the fall. The two largest projects are the hedgerow and fence adjacent to the Glen's tennis courts and the entrance to our pool. The latter project includes a pergola over the entrance, with hanging baskets, and a lattice with climbing vines to the right, against the wall, as well as an 8-foot bench across from the pool entrance. The pergola will be constructed of high-grade cedar; the lattice work and bench are made of recycled materials. The bench will be set in concrete, and is divided into sections to prevent reclining. The Committee requested that letters be sent to residents for the following violations: tossing trash out of patio into common area; patio tree in need of pruning; patio in need of major clean-up; and improper pruning of common area shrubs.

**POOL** Meeting held last week with Board President, Pool Committee Chair, Area Supervisor for Pool Management Company, and lifeguards. Items discussed included expectations, the importance of knowing and enforcing the rules, communication, closing for storms then reopening, as well as lifeguard and pool management company issues. County inspections are complete and permits will be ready tomorrow. The equipment is in good shape, and nothing additional was required by the County. By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Cinquegrane), the Board voted to authorize the purchase of new umbrellas and umbrella covers (for end-of-the-year storage). The 9' self-tilting umbrellas are made of Sunbrella fabric, the poles are powder-coated aluminum, and each comes with a free stand; no tax, free shipping. The maintenance crew is performing chair strap repairs.

**POOL HOUSE ROOF** The roof covering the maintenance shop, guard room and restrooms is in need of total replacement. The roof area over the workshop is only fifteen years old, but that slate is not the best, and it would be difficult to match new slate to the old. The Board received a proposal to replace the entire roof with Vermont slate, and to install new skylights in the restrooms. Proposal includes a five-year warranty for workmanship, but does

not include plywood, much of which will have to be replaced. The exhaust fans will be inspected, as well.

**FENCE STAINING** By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Cinquegrane), the Board voted to approve the proposal for staining the fences of the units that are in the upcoming painting cycle, which includes Courts 3, 14 and 15, including exterior and interior surfaces and capboards. All woodwork repairs will be completed before painting begins. This is a four-year commitment, attributable to painting reserves for this year.

**MEETING WITH COUNTY REPS** Ms. Farbstein represented the Board at the "Walking Town Meeting" held on May 12 with representatives of Arlington County government, the Fairlington Citizens Association, other Fairlington Board representatives, and interested residents, and had the opportunity to speak with many of the County personnel individually. Among the items she discussed were the importance of our street trees, the dangers associated with crossing King Street to access Bradlee Shopping Center, issues related to the construction of HOT lanes (noise barriers, tree removal), the firehouse, the rebuilding of Wakefield High School, the final phase of the South Fairlington Community Center renovation, the proliferation of no-parking signs on our streets, and issues related to the dog park at Utah Field.

**NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, June 17, 2009, 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 MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Cinquegrane), the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary