

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
NOVEMBER 19, 2008

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Lisa Farbstein | - 2 nd Vice President / B&G Liaison |
| Jacqueline Maguire | - Secretary / Pool Cttee. Liaison |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
| Chuck Edwards and
Drew Thompson | - Co-Chairs, B&G Committee |
| Paul Cinquegrane | - 3445 S. Utah Street |
- 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, Bylaw violations that may require due process, and compensation packages for the maintenance crew. 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 3-0-1 (Maguire), the Board approved the minutes of the October 15, 2008, meeting 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 last regular Board meeting on October 15, 2008, and this meeting. Items 1 through 5 approved 5-0; Item 6 approved 4-0-1 (Diener). Those items are:
1. Request for window replacement at unit on S. Stafford Street.
 2. Request for extensive renovations to unit on S. Stafford Street, including window replacement, new HVAC system, bathroom renovation and kitchen remodeling.
 3. Request for kitchen renovation at unit on S. 35th Street.
 4. Request for basement remodeling and groundwater penetration repair at unit on S. Stafford Street.
 5. Proposal from Valley Crest Landscape Maintenance to restore five "sewer pit" areas.
 6. Request for new HVAC system and window replacement at unit on S. Stafford Street.
- APPOINTMENT OF CHAIRPERSONS**
- By UNANIMOUS CONSENT the Board appointed Chairs and Co-Chairs of the Meadows' standing committees as follows:
1. B&G Committee -- Chuck Edwards and Drew Thompson
 2. Committee of Court Chairpersons -- Diane Thurber
 3. Pool Committee -- Lindsey Collins and Laura Knighton
 4. Recreation Committee -- Ed Girovasi and John Stack
 5. Messenger -- Kathryn Utan
- BOARD POSITIONS**
- By UNANIMOUS CONSENT the Board voted to retain their current positions on the Board.

B&G COMMITTEE - After reviewing several grounds maintenance proposals, it is the Committee's recommendation that the Association renew its contract with Valley Crest ("VC") for one year. It is the Committee's desire to carry through with projects already in progress and to maintain the warranty on spring and fall plantings. The Committee has built a good working relationship with VC; the head of the grounds crew is in frequent contact with the Committee Chairs and/or our Maintenance Manager, and the Supervisor checks in regularly. Additionally, VC has performed extra work to compensate for work not completed over the summer. Observation of other villages' landscaping has not revealed any stand-outs. The frequency of mowings, edgings, and parking lot cleanings will now be variable, and we will pay for those services only when performed. The final proposal will be forwarded to all Board members for review, including a proposal for snow removal.

- Valley Crest will be on property next week working on the sewer pits.

They also will be removing leaves prior to Thanksgiving.

- The contractor installed a lime green cap on the new roof in Court 5.

They will be returning to make the appropriate change.

- A fall planting is planned; work can be done up until December.

- The Committee is concerned that our historic designation is being

threatened by individual Boards allowing alterations that are inconsistent with Fairlington's Colonial Revival style and/or considered too drastic. Perhaps the various B&G Committees can work together to prepare a petition to submit to their own Boards requesting restraint and consistency in approving alterations.

POOL By UNANIMOUS CONSENT, the Board voted to extend the contract with Community Pool Service for the 2009 season. Their price is competitive and their repair division is good. There will be a meeting with the company President in advance of opening, to review expectations, rules, policy for inclement weather, etc. The season runs May 23 to September 7 (with an option to extend an additional week, at the Board's discretion, depending on budgetary constraints and feasibility). The condition of the pool is good -- dual drains were installed in both pools and the pump house is in good shape. Hopefully we can get at least another two years out of the whitecoat since we have stopped sandblasting it and use covers on the off-season, greatly reducing deterioration. Broken straps on chairs will be repaired, and the Committee continues to research umbrellas.

MANAGEMENT CONTRACT By UNANIMOUS CONSENT the Board voted to accept the proposal from Community Management Corp. for a five-year renewal.

RULES FOR USE OF RECREATIONAL FACILITIES The Board reviewed and commented on the proposed Policy Resolution for use of the Basketball Court and Tot Lot. A final version of the document will be voted on at the next meeting.

NEXT MEETING The next regular meeting of the Board will be held on Wednesday, January 21, 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 UNANIMOUS CONSENT the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary