

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  
NOVEMBER 16, 2016

- IN ATTENDANCE**      John Thurber                      - President  
Mary Ellen Finigan       - 1<sup>st</sup> Vice President  
Bill Russell                      - Treasurer  
Diane Thurber                - Recording Secretary  
Dwayne Frazier               - Portfolio Manager, CMC
- CALL TO ORDER AND QUORUM**      Call to order at 6:47 p.m. Quorum established.
- EXECUTIVE SESSION**              By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss delinquencies, personnel matters and personnel compensation packages. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:53 p.m.
- APPROVAL OF MINUTES**              By MOTION duly MADE, SECONDED and CARRIED 3-0, the minutes of the September 21, 2016, 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 email between the time of the Board meeting on September 21, 2016, and this meeting, as follows:
1. Two requests for bathroom renovations.
  2. Request to upgrade second floor bathroom and lay flooring in attic.
  3. Renewal of Management Service Agreement with CMC for the period January 1, 2017, through December 31, 2021.
  4. Vote to disallow and not sanction the use of fire pits in common areas.
  5. Proposal for tree work in nine areas of the village, as outlined therein.
  6. Request for tree removal and installation of new pavers in patio.
  7. Two requests for installation of radon mitigation systems.
  8. Proposal dated 2015 for herbicide applications to be completed in 2016.
  9. Request for kitchen remodel.
  10. Request for replacement windows.
  11. Request for installation of built-in bookshelves.
  12. Proposal for removal of holly tree in Court 3.
  13. Proposal for lawn restoration in five areas of the village, as outlined therein.
  14. Request for replacement of two storm doors.
  15. Snow removal contract for the period November 1, 2016, through April 15, 2017.
  16. Request for bathroom renovation and installation of kitchen backsplash.
  17. Proposal for roof work in Courts 3 and 4, as outlined therein, as well as replacement of broken slates on roof in Court 5.
- SIDEWALK LIGHTS**      The maintenance crew found a supplier for parts and is making needed repairs.

- B&G COMMITTEE/  
NEW LANDSCAPING  
CONTRACT** A new landscaping contract is being negotiated with Environmental Enhancements. Committee Co-Chairs will attend January meeting to discuss terms, as well as the use of pesticides and herbicides.
- POLICY  
RESOLUTIONS** The Board is drafting two Resolutions, one regarding smoking prohibitions in common areas and another regarding responsibility for water intrusion caused by ice dams.
- SHOP COMPUTER** The CPU on the shop computer was replaced. The previous one was too old and slow.
- WiFi ON PROPERTY** The Board may explore the possibility of getting WiFi so residents can use it at the pool.
- FHA APPROVAL** Renewal process is underway
- MASTER  
INSURANCE** The proposal for insurance renewal was received today, and contains a 2% increase.
- ZIKA** The Board has this issue under consideration and will be dealing with it via a four-part effort: communication, education, cooperation, and eradication. We will work with State environmental health services and coordinate with the County on any spraying activities and resident education efforts. Some things we can do are to keep gutters clear, replace downspout accordion-style extensions with smooth ones, and empty receptacles that may accumulate water on patios. Information will be shared with residents as it becomes available.
- NEW ROOF** The whole roof replacement in Court 9 at 4321-4315 35<sup>th</sup> Street began on Monday; they worked two full days then a half-day today (Wednesday). The area will be cleaned up for Thanksgiving, and work will resume on Monday.
- PAINTING** The Board has received a few complaints about the painting but overall it is going well. Many units now have replacement windows, which don't need painting, so that helps keep costs down. Courts 1 and 2 are done; Courts 11 and 12 will be done this week, and Court 13 next week. More advance notice will be needed for next week because of the Thanksgiving holiday.
- WOOD REPAIRS** Wood repairs in the courts being painted are also coming along well. Reston is identifying wood that needs to be repaired or replaced. We are using Azek on the dormers now; it is more costly than wood but it doesn't rot, doesn't need to be painted, and lasts a long time. Additional dormer repairs will be undertaken as weather permits, and completed in the spring.
- SHUTTERS** The condition of the shutters is checked periodically, and they are replaced as needed. We don't lose as many as we used to, since we now use a clip system to attach them, rather than screws. Residents should call the shop to report any shutter issues.
- FIRE PITS** Based on the recommendation of our insurance company, the Board has voted to disallow and not sanction the use of fire pits in common areas. A formal Resolution is being drafted.

**BOUNCE HOUSE** A bounce house was set up on the basketball court, with no advance notice or approval from the Board. This created a potential liability for the Association. All such activities must be approved by the Board, in advance, and in writing.

**NEXT MEETING** The date of the next regular monthly Board meeting is Wednesday, January 18, 2017, 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 7:35 p.m.

Respectfully submitted,

Diane Thurber  
Recording Secretary