

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  
OCTOBER 15, 2008

- IN ATTENDANCE** John Thurber - President  
David Andrews - 1<sup>st</sup> Vice President  
Lisa Farbstein - 2<sup>nd</sup> Vice President / B&G Liaison  
Diane Thurber - Recording Secretary  
Jason Eglin - CMCA, AMS, Community Manager, CMC  
Chuck Edwards and  
Drew Thompson - Co-Chairs, B&G 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. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:52 p.m.
- APPROVAL OF MINUTES** By UNANIMOUS CONSENT the minutes of the September 17, 2008, 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 e-mail between the time of the last regular Board meeting on September 17, 2008, and this meeting. Items 1 and 3 approved 5-0; Item 2 approved 4-0-1 (Diener). Those items are:
1. Proposal from Hook's Services for tree work.
  2. Basement renovation in unit on S. Stafford Street.
  3. HVAC replacement at unit on S. Utah Street.
- B&G COMMITTEE** Valley Crest has provided a proposal for restoration of five "sewer pit" areas; the Board will review the proposal and vote on it. The Committee compiled a list of items for consideration for fall planting; included are areas in need of attention and residents' requests that were not realized during the spring planting due to limited funds. The Committee does not yet have a recommendation for the new grounds contract. Our arborist recently submitted IPM Report #4. Many of the items in the report already have been done, such as trimming, removal of the tree in Court 13, and pruning the American Elm in Court 14. The Committee selects hardy and appropriate replacements, such as cherry trees, crape myrtles, and other "resilient" plants, when removals are necessary. They also consider the growing habits of new plantings, to ensure they last well into the future and not become overgrown. It appears that we will be losing a number of hemlocks at the ends of the buildings; replacement choices will vary according to location. Ivy needs to be removed from fences and buildings. The Committee has a list of patios that need attention; they will forward it to management. Members of the Committee conducted a fence survey and determined that almost all of the capboards should be replaced; in fact, Mr. Clark has been receiving a number of calls re: same as a result of the recent article in the Messenger. In addition to the capboards, repairing the gates and staining the fences would make them look much nicer.
- INCORRECT VENT** The new exterior kitchen vent was removed and brickwork repaired at unit on S. Utah Street. Contractor installed the vent during a kitchen remodeling project without the homeowners' knowledge or consent.

- ROOF** The roof replacement in Court 5 is nearing completion. The Board is pleased with the results and with the contractor.
- POOL** The new County-mandated drains were installed and tested, the large pool was re-filled and winterized with chemicals, and the covers were put in place. The Board does not expect any further capital improvements to the pool for a while, and believes we will be ready for a smooth opening next spring. The 2009 budget includes the expected purchase of ten new umbrellas.
- PAINTING** This year's painting cycle is nearing completion. An inspection to create a punch list will be conducted tomorrow. The Board received very few complaints about the work.
- AUDIT** The Board is soliciting proposals for audit services.
- MANAGEMENT CONTRACT** The Association's contract with CMC expires this year, and they have forwarded a new five-year proposal for the Board's consideration.
- SPRINKLERS** The sprinklers in the circle have been shut off for the season and winterized. We need to be sure the timers are working properly when the system is reactivated in the spring. Water is wasted by being misdirected into the gutter, plus it is not necessary to water every day, both of which have been contributing to high water bills.
- RECOUPMENTS** The Board has secured recoupment of \$2,700.00, for reimbursement of an inappropriate late fee on a water bill, and also will be receiving a credit for a double billing on a recent electric bill.
- ANNUAL MEETING** The meeting date of Wednesday, October 29, has been communicated to residents via formal mail-out, web site banner with documents attached, and notice in the Messenger. On October 20, Mr. Eglin will send a telephone message via Homeowners' Link. In addition, the Court Chairs will be asked to collect proxies, and if the new e-mail alert system is in place by then, it, too, will be utilized.
- TELEVISION DISPOSAL** Mr. Eglin is working with our recycling contractor on a plan to handle the possible abandonment of dozens of televisions at the curb when the all-HD format is instituted in February of 2009.
- NEXT MEETING** The next regular meeting of the Board will be held on Wednesday, November 19, 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 7:20 p.m.

Respectfully submitted,

Diane L. Thurber  
Recording Secretary