

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 1, 2014

IN ATTENDANCE	John Thurber	- President
	Mary Ellen Finigan	- 1 st Vice President
	Lisa Farbstein	- 2 nd Vice President / B&G Liaison
	Jacqueline Maguire	- Secretary
	Debbie Diener	- Treasurer
	Diane Thurber	- Recording Secretary
	Dwayne Frazier	- Portfolio Community Manager, CMC
	Chuck Edwards	- Co-Chair, B&G Committee
	Judi Garth	- Co-Chair, B&G Committee
	Anne Gillis	- Member, 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 personnel compensation issues and the Association's legal representation. 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 MOTION duly MADE, SECONDED and CARRIED by a vote of 5-0, the minutes of the August 20, 2014, 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 Board meeting on August 20, 2014, and this meeting, as follows

1. Proposals for porch eave rebuild and gutter replacements at the following addresses: 3409-3411 S. Utah Street; 3413 S. Stafford Street; 3409 S. Stafford Street; 3405-3407 S. Utah Street; 3415A and B S. Stafford Street; and 3433A and B S. Stafford Street.
2. Proposals for downspout and gutter repairs at 3453 S. Stafford Street and 3461-3463 S. Stafford Street.
3. Proposal for gutter and wood repairs at 3419 S. Stafford Street.
4. Change Order necessitated when additional rotted wood framing was discovered during porch eave rebuild and gutter replacement at 4205-4207 35th Street, S.
5. Proposal to furnish and install new chimney vent cover plate at 4204 S. Stafford Street.
6. Proposal for snow removal services during the period December 2014 to April 21, 2015.
7. Two requests for window replacements.
8. Request for extensive renovations to unit, including kitchen and two bathrooms, carpeting in basement, and new windows and back storm door.
9. Installation of an additional pole light adjacent to 3419A S. Stafford Street.
10. Resident's request for two bathroom renovations and hardwood floor refinishing.

11. Extension of the 2014 Pool Management Agreement for the 2015 and 2016 seasons.
12. Proposal for crack-sealing an estimated 3,975 linear feet of asphalt pavement.

POOL During pool closing procedures, the coping stones were examined using hammer taps, and voids were discovered around the entire perimeter. If not corrected, water will seep in behind the coping stones, freeze, and push against the whitecoat, cracking it. The coping stones will be replaced and new upgraded waterline tile installed this fall. Waterline tile will match that recently installed in the wading pool; existing waterline tile in the main pool is no longer available. The pool will need to be emptied; when refilled, winterization chemicals will be added.

AUDIT The Board has received the 2013 Independent Auditor's Report, which is used to assist in developing the Budget.

ASPHALT REPAIRS An estimated 3,975 linear feet of asphalt pavement joints and straight-line cracking will be repaired with crack-seal. Depending on where the cracks are located, vehicles may or may not need to be moved. The sealant dries quickly (in about eight hours) so with good coordination and advance notice to residents the project should be able to proceed with a limited amount of inconvenience. Signs will be posted in advance; however, this work is highly weather-dependent.

B&G COMMITTEE

- The B-building front porch mats have been ordered and delivery is expected soon.
- The Committee is working on the fall planting, and considering two proposals for tree work; both items should be ready for Board review shortly.
- A list of violations was presented to the Board. Those of particular concern will receive letters. Violations include non-compliance with Exterior Architectural Criteria, the Replacement Window Guidelines, and Rules of Conduct regarding patios.
- A member of the B&G Committee is working with Comcast to secure compliance with the Comcast Service Agreement reached in 2008.
- The Committee has been discussing the purchase and/or repair of benches in the community. We currently have six benches, none of which are in good condition. In addition to these, the Committee recommends installing a bench at each of two bus stops, one at the corner of 34th and Utah Streets (where riders currently use the rock wall as a bench), and the other directly across the street from the Fairlington Community Center (heavily-used, and sufficient room). The benches being proposed for purchase can be seen in North Fairlington.
- In addition to the benches, the Committee would like to install a bicycle rack at the pool. Both residents and staff ride their bikes to the pool, but there currently is no place to park and lock them, and they end up blocking the entryway.
- The Board is considering a proposal for sanding, priming, and painting the chair rail and handrails in the B-buildings. The maintenance crew is painting wall and baseboard areas that were chipped during carpet installation.

BASKETBALL COURT The maintenance crew removed the basketball backboards, sanded and painted them, and installed new hoops and nets.

SNOWBLOWERS The snow blowers will be tuned up, to get ready for winter.

NEXT MEETINGS The next meeting will be the Annual Meeting of the Council of Co-Owners, to be held on Wednesday, October 29, 2014, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia 22206. Registration opens at 6:30 p.m., and the meeting will begin promptly at 7:00 p.m. The packet of documents was mailed to

co-owners this date. No "full" proxies have yet been received, only the "advance" proxies distributed with the applications for recreation cards.

The next regular monthly Board meeting is tentatively scheduled for Wednesday, November 19, 2014, 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 7:45 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary