

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
SEPTEMBER 23, 2009

IN ATTENDANCE John Thurber - President
 David Andrews - 1st Vice President
 Lisa Farbstein - 2nd Vice President / B&G Cttee. Liaison
 Jackie Maguire - Secretary / Pool Committee Liaison
 Paul Cinquegrane - Treasurer
 Diane Thurber - Recording Secretary
 Chuck Edwards - Co-Chair, Buildings and Grounds Committee
 Drew Thompson - Co-Chair, Buildings and Grounds Committee

CALL TO ORDER AND QUORUM Call to order at 6:50 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 7:00 p.m.

APPROVAL OF MINUTES By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Farbstein), the minutes of the August 26, 2009, 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 August 26, 2009, and this meeting

1. Request for construction of two closets in master bedroom in unit on S. 35th Street.
2. Proposal from Middledorf Painting & General Contracting for exterior painting in Courts 3, 14 and 15.
3. Request for block party to be held in Court 3.
4. Proposal from pool service company for maintenance and winterization of the pool.
5. Request for window replacement at unit on S. Stafford Street.

B&G COMMITTEE The spring planting was not completed due to timing and weather conditions; work will resume on October 6. The Committee has received a proposal from Valley Crest for the fall planting, which will be forwarded to the Board for review and approval. The Committee recommends fall mulching this year. By UNANIMOUS CONSENT the Board voted to approve the proposal from Valley Crest for a topdressing of mulch. The beds also will be cleaned during this process; work is expected to begin within a couple of weeks.

POOL A new pool contract will be negotiated once the Board has had a chance to solicit and review proposals. Community Pool Service will be working on the dual drains tomorrow. Prior to refilling the pool, a small amount of water will be placed in the deep end, then marked and checked for leakage. Careful power-washing of the pool and tiles with a gentle chlorine solution is being performed to remove mold. All work should be completed within the next two weeks and the covers installed.

SEWERS The final five lines will be completed this fall, and access pipes will be cut flush to the ground once settling has occurred.

PAINTING Painting in Courts 3, 14 and 15 began September 21. The process involves a first notification from the Board to the residents, then a second notice from the painters, two or three days in advance. An "Annex" was attached to the contract, outlining additional procedures, including pre-inspection of the buildings. The maintenance crew will be devoting a large percentage of time overseeing the painters. Painting in the village is on a four-year rotation.

ANNUAL MEETING CMC will be mailing an informational packet to all co-owners, which will include a letter from the President, Budget summary, voting instructions, and a postage-prepaid proxy card. Mr. Eglin will be the official overseer of the meeting, and CMC will provide an Inspector of Election. The Board is nearing finalization of the Budget.

RESERVE STUDY A Reserve Study is performed every five years. It serves as a good tool for budgeting and prioritizing expenses. By UNANIMOUS CONSENT the Board voted to accept the proposal from CMC Engineering Services for a 2009 Reserve Study. The study will include a "fenceline-to-fenceline assessment of all the major components" in the village, with particular attention to the roofs.

MASTER INSURANCE POLICY USI will provide bridge coverage until the Board has had an opportunity to review the renewal and other proposals.

TRAFFIC CIRCLE The water in the circle has been turned off for the winter.

FIREPIT The Board received an inquiry from a resident concerning a neighbor's use of a "firepit" in the patio. There is no policy against such devices, which were not deemed to be any more dangerous than a barbecue grill. The only fire-related prohibition in the rules pertains to the burning of trash in one's patio. No action will be taken by the Board to prohibit the use of firepits.

ANNUAL MEETING The date of the Annual Meeting has been set for Wednesday, October 28, 2009, at the FCC. Registration will begin at 6:30, and the meeting will start promptly at 7:00 p.m.

NEXT MEETING The next regular Board meeting will be held on Wednesday, October 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 8:10 p.m.

Respectfully submitted,

Diane Thurber, Recording Secretary