

Final

**FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
VIRTUAL BOARD OF DIRECTORS MEETING
Wednesday, November 17, 2021
7:00pm**

BOARD MEMBERS PRESENT

Frona Adelson, President
Donald Spamer, Vice President
Nick Slabinski, Treasurer
Caroline Trupp Gil, Secretary
Joseph Spytek, Member at Large

BOARD MEMBERS ABSENT

MANAGEMENT PRESENT

Wee Abraham, Portfolio Manager, CMC
Dolly Sharma, Recording Secretary, Minutes Services, LLC

OTHERS IN ATTENDANCE

Fairlington Meadows Residents: 12
Edward H.
Peggy G.
Maggie
Charles M.
Clare R.
Dave L.
Cynthia P.
Doug
Margaret R.
Carolyn E.
Chuck E.
David A.

I. CALL TO ORDER & ESTABLISH QUORUM

MOTION: Ms. Adelson **MOVED** to call the meeting to order at 7:02pm. The **MOTION** was **SECONDED** by Mr. Spytek and **PASSED** by unanimous consent.

II. APPROVAL OF AGENDA

MOTION: Ms. Adelson **MOVED** to approve the November 17, 2021 Agenda as presented. The **MOTION** was **SECONDED** by Ms. Gil and **PASSED** by unanimous consent.

III. APPROVAL OF MINUTES

MOTION: Mr. Spytek **MOVED** to approve the September 2021 Board meeting minutes as presented. The **MOTION** was **SECONDED** by Ms. Gil and **PASSED** by unanimous consent.

MOTION: Mr. Spamer **MOVED** to approve the September 2021 Special meeting minutes as presented. The **MOTION** was **SECONDED** by Mr. Spytek and **PASSED** by unanimous consent.

IV. RESIDENTS OPEN FORUM

During the Homeowners Open Forum, several residents stated that there has been a significant increase in playground noise since the playground was redone. A vigorous discussion followed. Residents living near the playground stated the noise level from screaming and yelling made it difficult for them to enjoy sitting outside in their patios. Several residents stated that the new playground is attracting larger numbers of children as well as older children. In addition, several residents mentioned the “gears” toy on the new playground equipment made a loud grinding noise that penetrates closed windows. The Board has also received complaints about older children at the playground after dusk pointing flashlights into nearby units, and that children have entered private patios to retrieve balls and other toys.

Several residents noted that a playground is an appropriate place for children to make noise. A resident reminded everyone that the Arlington County noise ordinance defines “quiet time” from 9pm to 7am. Several parents shared concerns that residents exercise caution when interacting with other people's children at the playground. Specifically, it was reported by a parent that someone followed their child home to see where they lived.

To address these concerns, the Board shared they are researching possible replacements for the specific playground toy making the noise. The Board also plans to send a survey asking for community input, and committed to including a reminder in an upcoming Meadows Messenger newsletter that the playground is close to people’s homes and asking parents and children using the playground to be aware of noise levels.

V. COMMITTEE REPORTS

Building and Grounds Committee

Mr. Monfort provided an update on the status of the three year court landscaping rejuvenation project. The landscaping project includes five priority courts each year for three years. Courts 2, 5, 6, 9 and 14 and around the Tot Lot, are the priority courts for fall 2021 where rejuvenation pruning and plant removal and replanting per a specific landscaping plan was/are being completed. Court 9 is on the verge of completion with Court 14 remaining for this cycle. Watering of new plant material needs to be every other day when initially planted and then once a week until the first hard freeze usually in mid January in our area. Hoses are being distributed by B & G as needed.

Courts 4, 8, 11, 13, and 15 will be the five priority courts for landscaping rejuvenation in fall 2022. Lancaster has been invited to the next B & G Committee meeting on January 5, 2022 at 7pm to discuss general landscaping concerns and the drawing up of landscaping plans for the five priority courts on deck for 2022. It was decided that landscaping rejuvenation in the priority courts needs to begin earlier in the fall so that the planting work is completed well before the start of colder weather.

B & G is waiting on a proposal from Lancaster regarding possible additional planting of bushes along our side of the fence on Quaker Lane in order to better screen noise and block the view of Quaker Lane. Adding slats to the current fence is also being explored. This has been a problem since the photinia along Quaker were severely pruned due to disease.

The Meadows will submit an application to Arlington County twice a year for new canopy trees.

B & G has begun a survey for English Ivy in the community. It needs removal.

VI. MANAGERS' REPORTS

□ Monthly Management Report

Ms. Abraham reviewed the management report and October 2021 financials included in the Board book. She further updated that the Meadows Travelers' Insurance will expire in December 2021. Bids for insurance contracts are being placed.

Monthly Administrative Calendar

VII. OLD BUSINESS

A. Meadows Contracts signed since last Board meeting

Proposal: Kolas - window trim repair at 3317 S. Stafford for \$998.

Proposal: Kolas - gutter repair in Court 5 and 7 for \$3,658.

B. Homeowner Modification Request Since Last Board Meeting

Owner request: Interior Spruce-up at 3403 S. Utah St. approved.

Owner request: Basement Spruce-up and doorbell install at 3415 A S. Stafford St. approved.

Owner request: Waterproof Exterior Wall at 3405 B S. Stafford St. approved.

Owner request: Egress Window install at 3461 B S. Stafford St. approved.

Owner request: Window replacement at 4251 S. 35th St. approved.

Owner request: Kitchen remodel at 3446 S. Stafford St. approved.

Owner request: Rear door replacement at 3301 A1 S. Stafford St. approved.

Owner request: Interior renovation at 3315 S Stafford St. approved.

Owner request: Egress window install at 3460 A1 S. Stafford St. approved.

Owner request: Kitchen Upgrade at 4309 S. 35th St. approved.

Owner request: Window replacement at 3315 S. Stafford St. approved.

Owner request: Interior repair and remodel at 3463 B S. Stafford St. approved.

VIII. NEW BUSINESS

□ Temporary Waiver of Patio Height Restriction Policy 21-01

Mr. Spytek explained that patio height restrictions were temporarily removed due to the pandemic to allow residents increased use of their patio space. The Board will conduct a survey and then make a decision about whether or not to continue this resolution. The current resolution expired on 10/31/21.

MOTION: Ms. Adelson **MOVED** to not renew the patio height restriction resolution due to COVID. The **MOTION** was **SECONDED** by Mr. Spytek and **PASSED** by unanimous consent.

Action Item: The patio height survey information will be sent out on TownSq and through the court chairs..

□ Storage Boxes with CMC

Ms. Abraham updated the Board on the twelve boxes of Meadows financial materials for which we are paying a monthly fee to keep them in CMC physical storage. The Board agreed to pay storage for one more year at which time these items will be destroyed. It was recommended to store financial documents for 7 years; 2022 will be the 7th year of storage for these documents. All financial documents have been digitally stored for the past 6 years. .

MOTION: Ms. Adelson **MOVED** to keep and pay CMC for storage of these 12 boxes for one more year. The **MOTION** was **SECONDED** by Ms. Gil and **PASSED** by unanimous consent.

IX. MATTERS FOR BOARD DISCUSSION

□ EV Charging Station Update

Mr. Spytek stated that at the Electric Vehicle (EV) charging station working group, they discussed the subjects of public and private EV charging stations in our community. The next EV meeting is scheduled for December 9, 2021.

□ Porch Tuckpointing Work Update

Mr. Spytek updated that there are eleven stoops which are in the most seriously deteriorating condition and in need of tuckpointing. After the resident complaints in October, the Board noted that they had consulted the Meadows attorney who had advised

the Board to have WRR sign an Addendum to the current contract in the event additional issues ensue. This will allow for easier termination of the contract should appropriate and safe conditions not be met in the future as the contract moves forward.

□ Community Signs Update

The B & G Chair will walk the community with Ricky to identify placement of the new court signs. They will be placed to allow conformity (left hand side of entrance when possible) and room for the planting of trees at the entrance to each court.

□ Tot Lot Panel Discussion

Mr. Spytek updated on the possible need for the installation of a new less noisy panel at the new Tot Lot. The Board has researched possible replacement panels such as installing a mirrored bubble panel on top of the deck as well as a bench (plastic or steel) on the bottom below the deck. He further informed that the delivery process takes twenty weeks after the order is placed due to pandemic supply chain issues. A community survey will be done to get the pulse of the community on this topic.

□ Roof Replacement

Mr. Spytek updated the Board regarding the cost of roof replacement for one building in Court 6. In terms of supplies, the overall cost to replace this roof has increased by \$15,000 since last year due to pandemic supply chain issues.

MOTION: Ms. Gil **MOVED** to approve the replacement of the one remaining tile roofed building in Court 6, 3479 S. Stafford St. The **MOTION** was **SECONDED** by Ms. Adelson and **PASSED** by unanimous consent.

X. ESTABLISHMENT OF NEXT BOARD MEETING – DECEMBER 15, 2021

XI. EXECUTIVE SESSION

MOTION: Ms. Adelson **MOVED** to convene into Executive Session at 8:41pm to discuss the monthly condo fee delinquency report and the budget. The **MOTION** was **SECONDED** by Mr. Slabinski and **PASSED** by unanimous consent.

MOTION: Ms. Gil **MOVED** to reconvene into Open Session at 9:10pm. The **MOTION** was **SECONDED** by Mr. Spamer and **PASSED** by unanimous consent.

XII. ADJOURNMENT

MOTION: Ms. Adelson **MOVED** to adjourn at 9:10pm. The **MOTION** was **SECONDED** by Ms. Gil and **PASSED** by unanimous consent.