

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street
Arlington, Virginia 22206
December 9, 2008

Minutes of the Budget Meeting of the Fairlington Commons Council of Co-Owners

The Budget Meeting of the Fairlington Commons Council of Co-Owners was held on Tuesday, December 9, 2008 in Room 100 of the Fairlington Community Center located at 3308 S. Stafford Street in Arlington, Virginia. Board President John D. Sinks called the meeting to order at 7:30 p.m.

Board members attending included President John D. Sinks, Vice President Christine Sivigny, Secretary Bernard O. Weaver, Treasurer Arvy Myers, and At-Large James Sharpe. Co-Owners Dennis Mariduena and Brian Federico served as Tellers.

President Sinks presented the postmarked envelope demonstrating that the notification of the meeting had been mailed to the Co-Owners within the period of time prescribed by the Virginia Condominium Act. He then called for the reading of the minutes of the last meeting of the Council of Co-Owners (the Annual Meeting of October 2, 2008) or a motion to dismiss reading of the minutes. A motion to dispense with reading of the minutes was made by Co-Owner Brian Federico, and was seconded by Co-Owner Eric Pamer. The motion passed unanimously.

President Sinks then called for the Officers' and Committee reports. At-Large Jim Sharpe reported on parking enforcement activities in response to recent complaints about unauthorized vehicles parking in our parking lots. Treasurer Arvy Myers provided a brief report on Arlington County's switch to remote reporting water meters and monthly billing. Secretary Weaver reported on activities including preparation for the Annual and Budget Meetings, and, as Pool Chair, cost savings resulting from not paying sewage on Pool Water. Commons Service Coordinator Eric Pamer provided a report of recent tree work and Dominion Virginia Power's repairing of the lights on the Wakefield Circle.

President Sinks introduced the current members of the Grounds Committee, Laura McPherson and Kate Clausen. They provided a summary of their involvement with the competing of the grounds contract and discussed their interest in working with other Co-Owners to develop "greening" initiatives within the Commons.

President Sinks then provided a brief report regarding the status of the competition for the grounds contract. As of the date of this meeting, three of the five proposals were under the amount budgeted for grounds in 2009.

Following Teller Dennis Mariduena's report that a quorum of Co-Owners had been reached, President Sinks initiated a discussion of the line items of the 2009 Budget proposed by the Board. Discussion included:

- **Painting:** Schedule for 2009, upcoming competition of the painting contract, and cost containment measures including extending the painting cycle for window wells, window grates, and back doors to six years unless otherwise required and our painter's successful negotiations with his supplier to reduce paint costs
- **Insurance:** Revised costs, including Co-Owner Brian Federico's assistance with the competition for our insurance policy and resulting reduction in insurance costs.
- **Fence and Deck Replacement:** The start of fence replacements this year
- **Gutter Cleaning:** Includes the addition of a half cycle of cleaning in the spring to deal with blossoms and other materials that could potentially block the gutters and downspouts.
- **Roofs:** This item generated most of the discussion. Co-Owner Nick Lowry made a presentation regarding the use of natural slate versus manufactured slate in which he objected to the appearance of the manufactured slate and said that he was willing to pay the cost difference for the real slate. President Sinks explained the rationale for the previous decision to use synthetic slate, and that it

was cost effective. In the long run, it has lower installation, maintenance, and removal costs. In addition, the lower initial capital investment is substantially lower for synthetic slate—about \$37,200 per year for the pace at which roofs will be replaced in the Commons through about 2021 or 2022. Vice President Sivigny reiterated the point that if the Council did want to spend the additional funds for natural slate roofs, the Board was willing to convene a special meeting of the Council in February to amend the budget, effective March. President Sinks asked for a straw vote to provide the Board with guidance on the extent of interest in the community. Co-Owner Brian Federico objected to the straw vote on the grounds that it may not reflect the voting shares of co-owners and in the absence of ballots, some not entitled to vote might vote. President Sinks ruled that the Board had the right to gauge the interest of the community in a wide range of ways other than a formal vote, including email, telephone calls, notes, personal conversations, as well as a straw vote. Mr. Federico asked his objection be noted in the minutes. Sixteen Co-Owners favored a special meeting, 8 opposed, and at least six did not vote.

- Reserves: Two Co-Owners, Laura McPherson and C. Wilson Kniseley, made presentations regarding the amount of money available in our reserves. Mr. Kniseley alleged that only \$46,000 was in reserves. President Sinks stated that this was incorrect. The September 2008 financial statement, which had been handed out, showed that the reserve balance was \$100,794.
- Trash Contract: Several Co-Owners asked about the trash contract and what services would be considered, including 6 day pick-up, limiting pick-up in front of units to save costs, and emptying doggie depots. President Sinks said that the contract would call for a number of options in order to price alternatives.
- Schedules for Roof, Fence, and Deck Replacement: Co-Owner Ben Clausen inquired about the methodologies the Board uses when determining how to expend funds for items such as roofing replacement, deck and fence replacement. President Sinks explained the rationales employed by the Board, which includes assessments by contractors, feedback from Co-Owners, and examination by Board members.

Co-Owner C. Wilson Kniseley moved to amend the By-Laws to eliminate the power of the Board to set a budget if the Council failed to do so. The motion was ruled out of order for failing to comply with the procedures for By-Laws amendments specified in the By-Laws.

With the conclusion of the discussion of the budget, President Sinks called for ballots to be cast regarding the proposed 2009 budget.

As Teller Dennis Mariduena had to depart prior to the conclusion of the meeting, Secretary Weaver and Co-Owner Brian Federico completed the tabulation of the ballots. The budget passed with 75 percent of the vote of the represented Co-Owners voting for, 22 percent against, and 3 percent abstaining. At the time of the balloting, 38.952% if the Co-Owners were represented in person or by proxy.

There being no further business, President Sinks called for a motion to adjourn. Such motion was made and seconded, with the meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Bernard O. Weaver
Secretary