

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street

Arlington, Virginia 22206

June 2, 2009

Minutes of the June 2, 2009 Meeting of the Board of Directors

The June meeting of the Board of Directors of the Fairlington Commons Council of Co-Owners was held on Tuesday, June 2, 2009 in Room 103 of the Fairlington Community Center at 3308 S. Stafford Street, Arlington, Virginia. Board members present included President John Sinks, Secretary Bernie Weaver, Treasurer Arvy Myers, and At Large James Sharpe. Vice-President Christine Sivigny was absent.

President Sinks called the meeting to order at 7:21 PM and announced:

- A request for use of the meeting room from July through December had been submitted to the County.
- The underpinning proposal had not yet been received from Avon and would not be included on the agenda for tonight's meeting
- That he had responded to a Mortgage Company inquiry regarding delinquent or late Condominium Fee payments

There followed a discussion of the condition of the S. Utah Street grounds and parking lot conditions. Grounds contractor Somerset has added some dirt to several eroded areas, but they need more work. Co-Owner Nils Omsted has transplanted some ground cover. Nils has also mentioned that the drain by his house was partially blocked by leaves and debris. Several items that fall within the purview of Arlington County (trees between the sidewalk and the street) have been reported to the County; however, no action has been taken as of the date of this meeting. As a result of this discussion, the Board will request a proposal from Grounds contractor Somerset for additional erosion control work and will request a proposal from C.B. Turley Concrete for repair/replacement of the damaged curb section.

Treasurer Arvy Myers inquired about parking lot sweeping. There is money budgeted for this each year. It is generally done in the spring to remove sand from treatment of ice.

There was a general discussion of County Right-of-Way, which essentially consists of the area between a sidewalk that runs parallel to the street and the Street.

It was noted that a Forsythia bush at 3307 S. Wakefield would grow to be too big for location in which it is planted.

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The Commons has reached the decision point for exercise of the second year option of the Grounds Contract with Somerset. Following a brief discussion in which it was noted that we have received many favorable comments from Co-Owners regarding Somerset's performance and that the Grounds Committee and the Board are satisfied with their performance, the Board voted unanimously to exercise the second year option of the contract.

A brief discussion was held regarding the status of recreational facilities. The condition of the Tennis Court was noted. With regard to the pool, and based upon increased utilization of the facility on weekends and holidays by both individual co-owners and party groups and a requirement to ensure safety and continued compliance with County Ordinance, the Board decided to request a proposal from Pool Contractor Sierra for a second lifeguard during hours of peak usage.

The Board granted a request from Co-Owner Kathy Spitz to waive pool guest fees for an upcoming after-hours party based on Co-Owner Spitz's continued and valuable service to the Community in preparing Recreation Passes. Co-Owner Spitz will be responsible for paying for the lifeguard at the previously mentioned event.

Requests for Proposals are ready for mailing to five prospective Trash Contractors including current Commons Contractor AAA, Fairlington Contractor Capitol Services, and three other potential contractors ranging from small to large companies. Proposals will be due by midnight July 3, 2009 to be considered.

The Board set a goal for distribution of a Newsletter by June 14th.

There being no further business, the meeting was adjourned 8:25 p.m.

Respectfully submitted,

Bernard O. Weaver
Secretary