

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street

Arlington, Virginia 22206

March 3, 2009

Minutes of the March 3, 2009 Meeting of the Board of Directors

The March meeting of the Board of Directors of the Fairlington Commons Council of Co-Owners was held on March 3, 2009 in Room 103 of the Fairlington Community Center at 3308 S. Stafford Street, Arlington, Virginia. All members of the Board were present, including President John Sinks, Vice-President Christine Sivigny, Secretary Bernie Weaver, Treasurer Arvy Myers, and At Large James Sharpe. Co-Owner Nick Lowry also attended part of the meeting.

President Sinks called the meeting to order at 7:15 PM.

First discussion item was the Insurance policy from Nationwide, which came in at roughly the budgeted amount. Treasurer Myers is maintaining a copy of the policy.

The special meeting of the Council of Co-Owners to discuss roofing is scheduled for next Tuesday, March 10. Notice of the meeting has been mailed within the period of time specified by our By-Laws, which are more stringent than the Virginia Condominium Act. Co-Owners have begun submitting proxies. Co-Owner Lowry announced his intention to speak at the meeting. A speaker's list will be established to ensure that any Co-Owner wishing to address the meeting is provided the opportunity. Although official notification of the meeting has been transmitted to each Co-Owner of Record in accordance with our By-Laws and the Virginia Condominium Act, Vice President Sivigny suggest that a notice of the meeting also be placed on the Web Site and Secretary Weaver accepted the action to accomplish this task.

The Painting RFP has been transmitted to five prospective bidders. A walkthrough of the Commons is scheduled for tomorrow morning at 10:30 for prospective bidders. Bid sheets are due on March 13th. This activity had originally been scheduled for Monday, March 2nd, but was delayed by the snow.

On February 13th, crack monitors were placed on several of our buildings to monitor evidence of continued settling. Contractor Avon is scheduled to review the results in 30 to 60 days, or roughly April 13th.

Revised Erosion Control Proposals for two areas on South Utah Street have been received from Somerset. The Board accepted two proposals that call for younger plants at a total cost of \$6,396.00.

The Board has decided to inform AAA Trash and Recycling that our present contract will not be automatically renewed. A competition will be held to determine which company will be awarded the new Trash and Recycling Contract.

The Board reaffirmed that we will be moving ahead with fence replacements at 3321 A&B and 3323 A&B and 3359 through 3361 South Wakefield Street.

A discussion was held regarding the degree to which the Commons will accommodate residents with special needs in terms of modifications of the General Common element. One Board member felt that any special accommodation might set a precedent for future, costly demands. The member also believed Co-Owner funds should not be earmarked to uniquely benefit one resident. He said the Board's role should be limited to approval of a variance, providing specification requirement, review of work performance, and removal of the railing once it is no longer needed.

Other Board members felt that modest improvements in the General Common Element exceeding code such as railings were reasonable and did not set a precedent for extensive and costly modifications. No consensus was reached and Counsel will probably need to be consulted for advice, including a determination regarding whether the Board is required by law to provide reasonable accommodation. As there is no case facing the Board at the present time, no action was taken.

The Board reviewed, and was satisfied, with the performance of newly hired grounds contractor Somerset in removing the snow that fell on March 2nd.

There being no other general business, Secretary Weaver made a motion that the Board convene an Executive Session to discuss matters of Co-Owner non-compliance with By-Laws and Rules. Vice President Sivigny seconded the motion and the Board moved to executive session.

At the conclusion of the Executive Session, and there being no further executive session business to discuss, Vice President Sivigny made a motion that the meeting be returned to normal session. The motion was seconded by Treasurer Myers and approved.

There being no further business to be discussed, Secretary Weaver made a motion to adjourn the meeting. Treasurer Myers seconded the motion and the meeting was subsequently adjourned at 8:40 pm.

Respectfully Submitted,

Bernard O. Weaver
Secretary