

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street
Arlington, Virginia 22206

November 2, 2009

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

The meeting was called to order at 7:15pm. President John Sinks, Vice President Rob Hedley, Secretary Arvy Myers, Treasurer Jim Sharpe, At-Large Member Noah Greenblatt, and co-owners Bernie Weaver and Brenda Kriegel were present.

Deposit for Pool White Coating

President Sinks indicated that a review of the Commons' current financial situation indicated that \$4,700 could be deposited immediately to restricted reserves for pool white coating.

Arvy Myers moved to make the deposit now.

Rob Hedley seconded and the motion carried unanimously. The deposit will be made at President Sinks' earliest convenience.

Capital Improvement Study

Decks. The Board discussed the result of a deck inventory completed by President Sinks, Vice President Hedley and At-Large Member Greenblatt on November 1, 2009. The Board agreed that language reflecting the inventory results be incorporated into the decks section of the Capital Improvement Study.

Parking Lot Replacement Costs. The Board discussed President Sink's proposal to add language to the Capital Improvement Study that further explains the cost data in the section of the Study that addresses parking lot replacement costs.

Jim Sharpe moved to add the amended language to the Capital Improvement Study. Rob Hedley seconded and the motion carried unanimously. The language will be included in the Study and posted to the website.

2010 Budget

President Sinks summarized changes to the draft Board-proposed 2010 Budget. Changes

since the October 27, 2009, board meeting were the main topics of discussion.

Jim Sharpe asked if the \$1,000 budgeted for pool furniture was necessary since \$1,000 was spent recently to purchase new pool furniture.. Co-owner Bernie Weaver, who has served as pool chairman for the Commons, agreed that \$1,000 was probably not needed and that \$500 for pool furniture would be an adequate budget amount for 2010. The Board agreed to shift \$500 from the Pool Furniture budget line item to the Pool Maintenance and Improvements budget line item.

President Sinks discussed projections related to the 2009 unrestricted reserve deposit. The Board agreed that there are still too many unknowns to decide exactly how much the deposit will be. Two units requiring mold remediation and an outstanding water bill are currently unknown obligations.

Lien-Filing Fees

There was discussion about changing rules and/or by-laws to require charging lien-filing fees to the co-owner of the property against which the lien is filed. The Board agreed to undertake the appropriate research on this issue.

Issues From Council of Co-Owners Meeting

Assessments. At the last Council meeting, a co-owner asserted that Commons' condominium fees were among the highest in Fairlington. President Sinks mentioned that Fairlington Commons 2009 fee for an inside Clarendon unit is approximately \$1 higher than Fairlington Glen, which is the median of Fairlington. The data clearly demonstrates that Fairlington Commons' condominium fees are very close to the median for all of Fairlington.

Professional Management. The Board brainstormed about how to approach studying the issue of professional management. It will be essential to learn from other associations exactly what services they in fact receive, as there is evidence that they do not receive some of the services that appear to be expected from the discussion at the Council meeting. The Board will announce its intent to form a volunteer committee to study the issue at the December 2009 Budget Meeting. Noah Greenblatt offered to lead the effort to form the committee.

The Board will work toward the following goals, which are subject to change following further deliberation:

- The committee will be formed by February 1, 2010.
- The committee will undertake a detailed study according to a scope of work drafted by

the Board.

- The committee will report to the Board on or about June 1, 2010.

Other Items

Jim Sharpe noted the mismatched columns at 4515/17 S 34th Street. President Sinks stated he told Patrick McCloskey about the problem. Patrick will remedy the problem after he completes roofing work in Fairlington Commons. The mismatched columns are a result of the contractor's inability to procure a column identical to the defective one that was replaced. Because the other column was not defective, Board approval was necessary to replace the non-defective column so that the two columns match.

Jim Sharpe suggested that Board minutes reflect the dollar amount involved when a contractor's cost proposal is approved. After a brief discussion, the four other Board members felt that the minutes were sufficiently detailed.

Co-owner Brenda Kriegel commended the Board for competing contracts to control costs. She encouraged the Board to continue soliciting bids and competing contracts when possible.

The meeting adjourned at 9pm.

Respectfully Submitted,

//signed//

H. Arvy Myers

Secretary