

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street
Arlington, Virginia 22206

October 27, 2009

Minutes of the October 27, 2009 Meeting of the Board of Directors

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

Trash Rules

The Board considered and unanimously accepted changes to the trash rules. There was one substantive change—"mixed paper" was added to the list of permissible recyclables. "Mixed paper" was inadvertently omitted when the rules were being drafted. The updated rules will be posted on the website.

SunTrust Banking Fees

President Sinks visited Sun Trust to discuss our increasing banking fees. The type of checking account we currently have is the only type Sun Trust offers with a lockbox service.

Returned Check Fee

Due to an increase in bank fees for returned checks for monthly condominium payments, the Board considered charging Co-Owners for returned checks. Returned checks have increased throughout 2009.

Rob Hedley moved to impose a \$25 return check fee on any Co-Owner returned checks beginning 1 December 2009. Noah Greenblatt seconded the motion.

Methods of notifying the Council of Co-Owners were discussed. There will be a notification in the next Newsletter, the change will be mentioned at the Annual Budget Meeting, and notice will be posted to the website.

Arvy Myers made a motion to amend the proposal to take effect on 1 January 2010 rather than 1 December 2009.

The amended motion to impose a \$25 returned check fee starting on 1 January 2010 carried unanimously.

Mold Remediation

Co-Owner reporting of water damage in a timely manner was discussed. Whether or not the Commons would accept responsibility to remediate mold after a certain time period was discussed.

Jim Sharpe suggested tabling the issue to study it further. The Board unanimously decided to explore the issue further by talking to other associations about their mold remediation policies.

Fall Projects

The Board entered into Executive Session for the discussion of contracting issues. Sidewalk replacement and repair, and retaining wall repair were discussed.

The Board exited Executive Session at 2030 hours.

Arvy Myers moved to competitively bid sidewalks in 2010. The motion carried unanimously.

Jim Sharpe moved that C.B. Turley complete work on planned 2009 sidewalks, porches and wood retaining walls this fall. The motion carried unanimously.

Jim Sharpe moved to proceed with Avon Corporation repairing the retaining wall at 3332A S Wakefield St this fall. The motion carried unanimously.

Rob Hedley moved to proceed with the repair of 4689-97 S 34th using KGS this fall or in Spring 2010, pending the Commons financial situation. The motion carried unanimously.

Jim Sharpe moved to proceed with C.B. Turley to repair the wall at 3317A. The motion carried unanimously.

Capital Replacement Study

Treasurer Jim Sharpe offered a number of changes to the Capital Replacement Study that were unanimously accepted by the Board. The updated Study will be posted to the website.

President Sinks summarized changes under consideration in the draft 2010 budget and the Board agreed to meet on Monday, 2 November 2009 to discuss it further.

At-Large member Noah Greenblatt voiced concerns over the low interest being paid on our reserve money market account. Noah Greenblatt and Rob Hedley agreed to look at different banking options for our reserve account and report findings back to the Board.

The meeting adjourned at 9pm.

Respectfully Submitted,

//signed//

H. Arvy Myers

Secretary