

Fairlington Commons Council of Co-Owners

3367 South Wakefield Street
Arlington, Virginia 22206

September 1, 2009

Minutes of the September 1, 2009 Meeting of the Board of Directors

The September meeting of the Board of Directors of the Fairlington Commons Council of Co-Owners was held on Tuesday, September 1, 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. Commons Service Coordinator Eric Pamer was also present, as was Co-Owner Noah Greenblatt. President Sinks called the meeting to order at 7:15 P.M.

The first agenda item was the Painting Contract for 2010 and 2011. After a discussion of the benefits of various paints, primers, and contract wording, Vice President Sivigny made a motion to award the contract to Shamrock painting, with finalization of contract language to be accomplished in the days immediately following this meeting. Secretary Weaver seconded the motion, which carried by a four to one vote.

Fall concrete work was the next Agenda item. A walk of the Commons has been scheduled with our concrete contractor C.B. Turley for Thursday morning, September 3, to inspect various sidewalks and retaining walls that are candidates for replacement or repair. President Sinks and At Large Sharpe will participate in the walk.

The next agenda item to be considered was the finalization of the selection of a contractor to provide trash removal and recycling services. At the August meeting, the Board had voted to contract for this service with Capitol Services Inc., the company that provides these services to all six other Fairlington condominium associations, contingent upon a satisfactory reference check to be performed by Treasurer Myers. That reference check was performed, with Capitol receiving very positive recommendations from each source contacted. Based on the reference check and contingent on the incorporation into the contract of clauses regarding specific pick-up points, large item pick-up, and contact information, Capitol will begin collecting Commons trash and recycling effective October 1. As the change in contractors and initiation of six-day-per-week pickup will require a change in our current trash policy, the Board will advise the Co-Owners by newsletter articles or flyers, as appropriate, of the information necessary to effect a smooth transition to our new contractor. Secretary Weaver made a motion to proceed with the transition, At Large Sharpe seconded, and the motion passed by unanimous vote. The Board also agreed in principle to review and amend our trash rules as appropriate in the coming months.

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The next agenda item considered was parking enforcement. With the addition of signs provided by A-1 Towing, our signage is now Arlington County Code compliant. It was noted that the Commons is the only Fairlington condominium of the seven that is currently code compliant. The discussion reiterated the fact that our published parking policy was not changing, rather, more strict enforcement of the policy was being implemented in response to increasing complaints from Co-Owners regarding the availability of parking spaces in our lots and the number of cars parked there that were not in compliance with our parking policy. Following a discussion of implementation details, the Board voted unanimously to begin unannounced towing of violator's vehicles following a final notification to Co-Owners and residents via newsletter or flyer.

The next agenda item discussed was the condition of a number of the pine trees surrounding the tennis court that are showing signs of disease. The Board agreed that if and when these trees died they would be removed and the stumps ground. The Board also agreed to prune, at the appropriate time of year based on the type of tree involved, the limbs of any tree infringing on the playing area adjacent and above the tennis court.

Underpinning of the unit at 3318B S. Wakefield Street was the next agenda item discussed. At Large Sharpe made a motion to proceed with the underpinning, seconded by Vice President Sivigny. The motion passed four to one.

Preparation for the Annual Meeting of the Council of Co-Owners (scheduled for October 13) was the next item discussed. Secretary Weaver reported that he is prepared to create and assemble the package consisting of the President's letter, proxy form, and candidate biographical information for mailing to the Co-Owners within the timeframe required by the Virginia Condominium Act and our By-Laws.

Publication of our next newsletter was discussed. A majority of the articles contained in the next newsletter will be derived from the business of this meeting and will provide notification of the new trash contract, changes in parking enforcement, and other topics of interest to the Co-Owners.

A preliminary Co-Owner planting request was discussed. As the Co-Owner has not provided the specifics of the request in writing to the Board, this was a brief and general discussion of some of the types of plantings that would be allowable.

Discussion of HOT Lanes. A brief discussion of the status of the HOT Lanes project was held with regard to our Board adopting an official position. Various Board members are supportive of at least one aspect of the project, that being the proposed installation of a sound wall that would help insulate our lower Wakefield Path and S. Utah Street residents from the increasing noise of I-395, however, since the project is currently under review and subject to a lawsuit by Arlington county and since the sound wall installation would be tied to the project proceeding, the Board has decided to delay the adoption of an official position for the time being.

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The final agenda item discussed was a transfer of funds from our operating budget to reserves proposed by President Sinks, and a transfer of funds from the money market account to another form of investment. The Board unanimously voted to transfer \$11,300 from the Operating Fund to the Paving Reserve Fund. This represents the full 2009 increase in the Paving Reserve called for in the budget. The interest rates paid by various forms of investments was discussed as was a possible investment strategy of investments maturing at different times to provide a stream of funding if necessary. Treasurer Myers made a motion that approximately \$10,000 be moved from operating to reserves and placed in an investment that was still earning interest. Vice President Sivigny seconded the motion, which passed unanimously.

With no further business to be discussed, Secretary Weaver made a motion that the meeting be adjourned. Vice President Sivigny seconded the motion, which carried unanimously. The meeting was adjourned at approximately 8:50 P.M.

Respectfully Submitted,

Bernard O. Weaver
Secretary