

# Fairlington Commons Council of Co-Owners

3367 South Wakefield Street

Arlington, Virginia 22206

September 7, 2010

## Minutes of the September 7, 2010 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 7, 2010 in Room 103 of the Fairlington Community Center located at 3308 S. Stafford Street in Arlington, Virginia. Board members attending included President John Sinks, Vice President Robert Hedley, Acting Secretary Bernie Weaver, Treasurer James Sharpe, and At-Large Noah Greenblatt.

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

The first item of business was a discussion of Contracting for additional tree services following the August 5<sup>th</sup> storm beyond those previously obtained. It was noted during the discussion that the Board had conducted an email vote regarding disposing of logs from trees near the woods into the woods instead of having them removed from the property to save money. The results of that vote were 3 for disposing of the logs in the woods and 2 against, with members Sinks, Hedley, and Greenblatt favoring the motion.

The request for proposal for obtaining professional management for the Commons is now ready for distribution to prospective bidders. Vice President Hedley moved to proceed with distribution of the RFP. At-Large Greenblatt seconded the motion. The Board voted unanimously to proceed with distribution of the RFP.

The Board next considered placing an item on the Annual Meeting Ballot to obtain Council of Co-Owners' approval to contract for professional management. At-Large Greenblatt made a motion to place the item on the ballot. Vice President Hedley seconded the motion. The motion was approved unanimously.

It was noted that Secretary Arvy Myers would resume his duties mid September and planned to attend the October Board Meeting.

It was noted that the time for distribution of the notice of the Tuesday, October 12 Annual Meeting of the Council of Co-Owners was approaching. Acting Secretary Weaver stated that preparation of the notice and associated documents was proceeding and would be complete by the deadline established by Commons By-Laws and the Virginia Condominium Act.

Treasurer Sharpe stated his objection to the Commons paying to remove tree stumps inside Co-Owners' patios following the removal of diseased, damaged, or toppled trees. After a brief discussion, Treasurer Sharpe made a motion that the Commons no longer remove (grind) tree stumps. The motion died for lack of a second.

President Sinks discussed the status of repairs to chain link fences damaged by the August 5<sup>th</sup> storm at the tennis court and the S. 34th and S. 36th Street intersection and noted that three bids had been received, one of which was completely out of price range. A discussion of those repairs, and potential repair or replacement of the pool fence, was then conducted. Following the discussion, it was moved, seconded, and approved that repairs of the damaged fence be awarded to the lowest bidder, Alaska Fence for \$1,600, and that bids for repair of the pool fence be sought so they could be considered in addition to the bids for replacement.

President Sinks reported on damage to the Commons resulting from the August 5<sup>th</sup> storm. The insurance claim was expected to be about \$30,000, of which \$5,000 would be the deductible. In addition, the clean-up work of Somerset Landscaping and some of the tree work would not be covered. As a result of storm damage costs not covered by insurance and previous expenses from winter storms, including snow removal, the Board decided that no concrete work would be accomplished this fall, that only two decks would be replaced, and that no wood fence replacement would be conducted.

It was noted that several instances of trash in the Common element from unidentified sources had occurred.

Acting Secretary Weaver stated that Doggie depot supplies had been ordered and would soon arrive.

Vice President Hedley noted the fence and retaining timbers behind 3326-30 S. Wakefield was deteriorating. This would be added to fence and deck repairs for 2011.

Acting Secretary Weaver stated that Marsha Murphy Accounting would be contacted for an updated Co-Owners List and Mailing Labels in preparation for the Annual Meeting.

Treasurer Sharpe indicated that he would seek proposals for gutter cleaning and for resurfacing/repairs to the tennis court.

There being no further business, President Sinks called for a motion to adjourn the meeting. At Large Greenblatt made the motion to adjourn, Vice President Hedley seconded, and the Board unanimously voted to adjourn the meeting.