

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
APRIL 21, 2004**

BOARD OF DIRECTORS PRESENT

George Grant - President
Pat McDermott – Vice President
Jeanne Clarke – Treasurer
Kevin Sillard – Member at Large
Sher Opal – Community Manager

HOME OWNERS PRESENT

Mary Arpante
Jim McClellan
Chris Marullii
Kristy Blair

President George Grant called the meeting to order.

A Quorum was confirmed

Homeowners Forum

Mary Arpante submitted to the Board a list 15 of community questions and statements.

1. The meeting is being audio taped
2. Would like homeowners to approve the minutes, this is not part of the condominium statute
3. Would like the copying fee due by her suspended, but is willing to pay \$15. She has circulated a petition to homeowners stating as much
4. Sher Opal is not being removed as most homeowners weren't aware of what they were signing, and the final decision is up to the Board and they are happy with Sher
5. Explanation of landscaping at 4201 S. 32nd Road
6. Decrease mowing at 4321 32nd Road
7. Explanation as to why pool chairs are out is to clean the pump room and ready the pool
8. The Board minutes are stored at the offices of Legum and Norman as well as in a file cabinet in the pool office. The goal is to scan copies of past board minutes and post them on the web site. This is a very labor intensive exercise and will take some time
9. The feedback from the removal of the tree at 4241 S. 32nd Road was very negative with some very upset neighbors
10. Studying new technology to line the sewer lines
11. Would like the Audit made available to homeowners. It is at the cost of \$15 per document and part to the resale document
12. Would like the votes of the Board to be posted on the web site, who voted how
13. Explanation given for the outstanding insurance claim
14. Long Fence Company will make repairs as needed as part of warranty
15. The Treasurer does look at all invoices paid by the Association

Two new members to the Community Chris Marullii and Kristy Blair asked a series of questions, regarding trash pick-up, recycling, parking, pool area and tennis court, the basic ins and outs of Fairlington Green. Sher will let them know the roofing and painting schedule for their unit.

Approval of March 17, 2004 Board Minutes – the Board will approve those minutes via email and they will then be posted to the web site.

Presidents Report – None

Treasurers Report – Period Ending March 31, 2004 and Draft FY 2003 Audit Report

Jeannie presented the Financial Report – On the income side, the Association is currently under on it interest income. On the expense side, administrative expenses are under while utilities are over due to water and sewer. Grounds non-contract is over budget due to tree maintenance but this will be offset by postponing roof replacement by one year. The snow removal line item is over by \$4,000.00 and this will not change throughout the balance of the year. The budget is currently reflecting a deficit of (\$25,000.00), this will even out somewhat over the year except for grounds non-contract and snow removal. Kevin had a few questions regarding the investment accounts which were addressed. For the Year Ending September 30, 2003 the Association had a deficit of (\$29,670.00) as to the same time in 2002 which reflected a \$5,148.00 positive variance. The main reason for the deficit was snow removal. George questioned page 9 of the report regarding Window Sealants. Sher will check on this with the Accountant and report back to the Board. The Board will approve the Budget at the next meeting pending the outcome to the question.

Committee Reports

Newsletter

Kevin hopes to publish the Newsletter by either May 1 or May 15.

Management Report

Concrete and asphalt repairs

Sher and George plan to walk the community as soon as the weather clears. Kevin mentioned a major pothole in the making. He will contact Ed Hiltz at FCA and also contact the county.

Unfinished Business

Charlene Smith of 3200 South Stafford Street requested a variance for a new storm door located at the back of the Unit. A motion was made by Jeannie Clarke and seconded by Kevin Sillard and approved by the full Board to allow for installation of the new door.

Masonry Repair Contract for 2004 – The rates have come up a bit. Kevin requested that those who will be effected by the work be given plenty of notice that work is about to commence in a particular area. A motion was made by Jeannie Clarke and seconded by George Grant and approved by the full Board to accept the masonry contract submitted by Advanced Caulking & Waterproofing, Inc.

The date of the November Board of Directors meeting will be November 10th.

Relining of Sewer Pipes

A new technology has been developed in the relining of sewer pipes. This is good news for our Association as the overall cost is lower and it doesn't involve digging to get to the pipes. AS this is new technology it is still in the testing faze and as of this meeting Sher has yet to see it performed. She is supposed to see an on-site demonstration tomorrow. There is an ongoing problem in the back yard of the home of Jim McClellan. His yard was dug up last November to get at a problem pipe. Continuous bad weather prevented the completion of that work. The Board asked that Jim grant them one more month to either use the new technology upon completion of a demonstration or end the contract with JEB Mechanical and find someone else to do the balance of the work, but foremost to repair the pipe in Jim's back yard and put his yard back together.

The meeting was adjourned.