

Fairlington Green Board Meeting
23 February 2006

In Attendance:

Board Members: Pat McDermott, Jeanne Clark, Andrew Coleman, Stacey Knobler
Property Management Representative: Steve Navar, Legum & Norman

No Homeowner's present

1. APPROVAL OF MEETING MINUTES:

- The Board reviewed previous meeting minutes;
- Approval will be obtained electronically.

2. TREASURER'S REPORT:

- Monthly invoices were not available. Steve will have them delivered to Andrew and Pat tomorrow; and,
- The Board reviewed the financial report. There were no particularly concerns regarding income or spending.

3. EROSION & DRAINAGE ASSESSMENT:

- The Board approved the Thomas Downey contract for the erosion and drainage problem. The contract has been signed by both parties.; and,
- Work will begin the week of 2/27.

4. BASEMENT REPAIR/OUTSTANDING INVOICE FOR \$10,000:

- Steve described his contact with the insurance company to review what might have been covered by the 1999 policy. At present, the adjustor did not identify any itemized sections of the invoice as "covered";
- Additionally, the association no longer has any legal recourse for collecting covered costs. There is a 2-year statute of limitations for insurance claims in VA. However, Steve will review previous agreements with the insurance company again to see if some costs that appear to have been part of the originally covered costs might be reimbursable (floor replacement);
- The Board raised the question with Steve as to why the work related to the invoice was initially approved if it was not covered by the insurance policy. And subsequently, why there was no attempt to recover these uncovered costs from the homeowner. The Green was managed by a different L&N representative at the time of the work/invoice, but Steve was happy to look into whether or not the Board approved the expenses for which the association is now liable; and,
- Steve will also investigate with the L&N financial office to determine whether or not the invoice may have already been paid.

5. ROOF REPLACEMENT SCHEDULE:

- Pre-construction information and an estimated schedule of work were provided by Seal Engineering;
- Simpson Unlimited will perform the work;
- The work is scheduled to begin on 6 March 2006;
- The Board emphasized the need to send out notification letters to affected homeowners as soon as possible and in advance of the commencement of work; and,

- Steve agreed to have Seal Engineering adjust one element of the work agreement to have tarps designed to collect debris from the construction in the attics installed by Simpson rather than by homeowners.

6. CARRIAGE LIGHT REPAIR & PLACEMENT:

- The Lighting Design company will provide an assessment to the Board related to carriage light repair and re-wiring as well as other lighting issues affecting the common area (e.g., where additional lighting may be needed).

7. WATER MAIN BREAK ISSUES:

- Need to encourage homeowners to submit any documentation that will assist with the legal case to establish County responsibility. This information should be forwarded to the Board AND Steve Navar;
- Work authorization has been provided to Minkoff to allow submission of invoices to St. Paul Travelers for the costs of the initial clean-up efforts after the flooding; and,
- The schedule of work for repair and restoration of the affected units was reviewed. Steve will inquire with Minkoff to determine if more than one crew will be available to begin the work in order to facilitate the speediest schedule of repair.

8. REVIEW OF TREE MAINTENANCE RECOMMENDATIONS (BARTLETT):

- Curt Moore (representative from Bartlett) walked the Green property with Peter McCarthy (Landscape Committee Chair) to develop and submit a needs assessment for tree care and maintenance to the Board;
- After reviewing Bartlett's report, the Board determined that all tree care/maintenance recommendations related to fertilizing, borer treatment, and disease prevention should be carried out; and,
- To determine what other expenditures might be appropriate this year, a re-prioritization of additional recommendations for enhancement and secondary needs was requested by the Board. The Board will review this information when it is available and make final FY 2006 decisions at such a time.

9. SEWER PIPE RE-LINING:

- The Board reviewed the U.S.E. report from Eric Booma, which included findings from camera investigations on lines not yet re-lined and some previously done;
- The Board is in receipt of a \$50,000 invoice for FY 2005 during which no work was done by U.S.E. A U.S.E. representative met with Steve Navar and provided little information as to why we had been billed for work not yet completed. This representative also indicated that any work in the future would require an additional \$25,000 payment;
- The Board has agreed to seek legal counsel to determine our options regarding the termination of the contract with U.S.E; and,
- Steve will provide alternative companies available to do the work and their representatives will be invited to the next Board meeting.

10. MEETING ADJOURNED: 9:08PM