

Fairlington Green Board of Directors
Meeting Minutes

Date: January 21, 2004

Attending: George Grant, President
Pat McDermott, Vice President
Jeanne Clarke, Treasurer
Joan Trelease, Secretary
Sher Opal, Representing Legum & Norman, Inc. - Property Management Firm
Homeowners: Mary Arpante, Kathy Brion, Fred Darr, Larry Hamlet, Jason Jones,
Lauren Roberts

Meeting Called to Order: 7:05pm

Homeowner Forum:

1. Jason Jones:
 - a. Neighbors who are renters are extremely noisy late at night in the front yard. He has spoken to them and requested they move to the back yard. High level of noise continues as well as common area outside their back fence is now littered with cigarettes.
 - b. Bamboo is now growing in his yard that has spread from the above neighbor's yard.
Discussion: Ms Opal will contact the homeowner by phone to discuss the late night noise and to address again the bamboo that must be removed by the homeowner. If there is no response a letter will be sent to the homeowner.
2. Mary Arpante:
 - a. Requests that the homeowner's forum be moved to the end of the meeting.
 - b. Discussion: Board President stated that the issue was discussed in last month's Board Meeting Executive Session and the Homeowners Forum will continue at the beginning of the monthly Board Meeting.
3. Cathy Brion:
 - a. Requests the status of the issue of motorcycle parking.
Discussion. The Board thought a solution with the homeowner had been agreed upon. To be discussed under New Business.
4. Mary Arpante.
 - a. All budget proposals should be pre-approved by the homeowners.
 - b. A memo regarding minutes of meetings and documents released by L&N. Requests that any documentation that is requested by the homeowners should be provided at reasonable costs. Currently she owes \$100.00 to Legum and Norman for copying charges.
 - c. Displayed her chimney cap that she had paid \$250.00 for and the Board had it replaced with a new copper one. She stated that 8 other homes have no chimney caps and why was her cap replaced.
Discussion. When copies of paperwork were first requested Ms Arpante agreed to pay the \$1.00/page that Legum and Norman charge. The Association has a contract with L&N and these are the charges under that contract. In the future the minutes once the Board approves them will be put on the Fairlington Green web site. The Board informed Ms Arpante prior to her purchasing a chimney cap that the Board would replace it. Ms Arpante agreed to this plan.
5. Lauren Roberts:
 - a. What is the status of the 8 homeowners that don't have chimney caps or the current caps that are rusted?
Discussion. As the roofs are replaced, new or replaced chimney caps will be installed.

May 17, 2000

Approval of minutes: The Board will approve meeting minutes via e-mail. Corrections to the December minutes were provided.

President's Report:

Interested homeowners had window companies give presentations on replacements.

Treasurer's Report:

Currently under budget by \$32,697.00. We are over budget for grounds maintenance, water and sewer. We are under in Interest income and maintenance and repairs. Hydro jetting was completed on 3 problem lines and these are scheduled for lining in the spring.

Committee Reports:

1. Landscape Committee
A meeting is scheduled for February.
2. Newsletter
No report.

Monthly Financial Management Report:

1. A final inspection of the pool area for light fixtures was completed. Ms Opal will obtain costs for replacement.
2. The Masonry Repair Contact for 2004 has not been received. There is \$60,000.00 in current budget for re-pointing and problems with crumbling mortar. Question was raised about using caulking material instead of mortar compound.

Old Business:

No report.

New Business:

1. Owner requests variance for motorcycles. The owner still has 3 motorcycles with a metal covering in the backyard and 2 parked on the street. Some cleanup has been done in the backyard. Current Association rules states motorcycle may be stored in backyard. This will be replaced by a rule that states only one motorcycle in the backyard that is licensed and street legal. Reason for the change is the backyard is a limited common element and needs to be maintained. Homeowner will be given 2 months to comply with new rule. Regarding the 2 motorcycles parked on the street, it is up to the County to control the unlicensed vehicles left on the county streets.
2. A homeowner requests a variance of a partial wall removal as part of a renovation project. Approved by the Board.
3. The Board approved an addendum to the current 2004 Stairwell Cleaning Contract of a 3% monthly increase.
4. The Board President will put on a spreadsheet all information for each building's roof replacement.
5. The key to the file cabinet in the pool house needs to be located. All materials in the file cabinet need to be reviewed. All old minutes and newsletters will be scanned onto a disc for easy retrieval. All documents discussing the electric lines, declaring them the responsibility of the homeowners and not the Association, need to be located.
6. The Fence Contract is completed and the company will return to repair any fence that was reported.

Meeting Adjourned: 8:30pm.

Executive Session:

1. Scanning the Board monthly package and pending outcome and analysis of costs for the web page will be attempted.
2. Homeowners will be required to pay outstanding debts.