

<p style="text-align: center;">Meeting of the Fairlington Green Condo Board 26 January 2006</p>

IN ATTENDANCE:

Board Members: Pat McDermott (Pres); Jeanne Clark (VP); Stacey Knobler (Secretary)
Property Management Representative: Steve Navar, Legum & Norman
Homeowners: Linda Benning; June Prichard; Frank Galuzzo (for Madeleine Lynch); Mark Washro; David Timko; Ford Larsen (renter).

A Quorum was confirmed

1. HOMEOWNER'S FORUM

WATER MAIN BREAK & DAMAGES DISCUSSION:

- Discussion of 1/16/06 water main break and consequent damage to units in Fairlington Green.
- Addresses represented: 3121, 3123, 3125, 3127, 3131, 3163.
- At present, homeowners feel no one has accepted responsibility for the problem/damage (County, Condo Assoc/Property Management).
- The break was first observed at 3:05 AM and the county was contacted at approximately 3:15AM. A police squad car and one individual from Arlington County water department initially sent to investigate the break. He was unable to shut-off the water supply. He contacted his supervisor. The water was not turned off until shortly after 5:00 AM.
- Homeowners expressed interest in understanding any connection between the continued repair/replacement of the asphalt road and the broken pipe/water main break area directly below it. Related points:
 - The County continued to work on the area throughout the fall (September-November)
 - Homeowners (Lynch & Galuzzo) reported to the County that water was continuing to surface over the resurfaced area
 - County claims water seepage is related to a natural spring in the same area
 - The County has still not committed to fixing the street surface—irrespective of the water main issue. No scheduled repair.
- Homeowners and the association have currently gotten no response from the County on their assessment of the water main break and any scheduled repairs.
- At present, there has been no County clean up of the street/bottom of the hill debris (cul-de-sac); Galuzzo has requested the clean-up.
- Galuzzo contacted Paul Ferguson. Paul agreed to inquire w/ the department to see when the investigation will be complete. No further response yet. Pat requested that Galuzzo forward any response from the County to the Board/L&N.
- Mark Washro Comments:
 - Communication from relevant parties was wholly inadequate.

- L&N: no official contact from them about next steps (clean up, insurance, etc.)—not timely or sufficient.
 - County: no official notification after the fact about what to do. No information regarding issues of water quality, responsibility, etc.
- Linda Benning Comments:
 - Unimpressed by slow and incompetent response from the county.
 - Unsettled by Fireworks showing up unannounced (didn't know L&N had sent them).
 - Found lack of communication from County and L&N unacceptable.
- Fireworks has been a bit confused about when to remove fans and given conflicting information about what will resolve the final moisture problems (walls, floors—tile v. wood flooring).
- Minkoff has determined that the walls have to come out in the bottom row.
- The potential for mold problems: homeowners are concerned about the growth of dangerous molds in the affected areas. An assessment of the affected areas was requested.
- The association's insurance adjuster (St. Paul Traveler's) is scheduled to meet w/ all affected homeowners next week.
- Pat McDermott described the "Water penetration policy" of the association. She explained that it is currently unclear what the association's liability is as it relates to the damage. A claim has already been filed w/ the association master insurance policy, but final action will be determined after the final report of the adjuster is received (anticipated early next week). She relayed information from the association's legal counsel that suggested that the county is likely to fall back on the position of "sovereign immunity" to avoid any responsibility or liability for the damage. The water department is currently claiming the leakage seen before and after the water main break is simply ground water. Setting the stage to suggest that there was no relationship between their roadwork and the water main break.
- Discussion among the homeowners and Board members continued about how to move the County to respond to the current concerns and to get a copy of Manuel Figueroa's report (the assessor for Arlington County liability/insurance).
- The likelihood of individual and association insurance companies going after the County for restitution was discussed. As was the need for a combined individual/association effort to get the County to respond. Further contact with Paul Ferguson will be pursued in order to expedite a response.

- Ford Larsen raised the question about what role the installation of a new “valve” to allow 12 month flow of water to the dog park may have played in causing the water main break. Apparently its installation was related to one of the multiple digs in the road.
- Mark Washro would like to know quickly about what is covered and the way forward. His house is on the market and any sale will be delayed until the repairs are done.
- Homeowners were concerned about the removal of the large fans provided by Fireworks before all of the moisture was eliminated in the affected areas. Steve Navar will call tomorrow morning to inquire about their removal and the possibility of having them returned.
- Jeanne will set up e-communication listserv for the affected homeowners and the Board to facilitate timely and responsive communication regarding the next steps related to repair and restoration of affected units.
- Pat requested that all homeowners keep watch for consequent damage to outside fences from the water and to report any findings.

ROOF REPAIR ISSUE:

- Frank Galuzzo raised concerns about a recent wood trim/roof repair at his unit (3127):
 - Unaware they were coming.
 - Left a large open hole, paint chips left around the yard.
 - Inadequate response from L&N regarding who they are and what was scheduled (interaction w/ Samantha Sissman).

2. *MINUTES APPROVAL:*

- Jeanne will email Dec 2005 minutes to Board tomorrow and approval will be acquired electronically.

3. *ROOF REPLACEMENT OF FLAT ROOFS:*

- Need a homeowner liaison to deal w/ the flat roof replacement process and keep other flat roof owners informed about the unique issues that will arise during the work (March-April 2006 timeframe): Stacey will identify someone from this group to communicate w/ roofing company and Steve Navar.

4. *TREASURER’S REPORT:*

- The Treasurer’s report was previously reviewed by Jeanne Clark and Andrew Coleman. Jeanne provided final comments at the meeting and the full board approved the report.

5. *LANDSCAPE COMMITTEE:*

- Peter McCarthy (Landscape Committee Chair) is awaiting the tree and shrub care report. The report was received on 1/26 and will be discussed at the February 23, 2006 meeting.

6. *NEWSLETTER:*

- Responsibility for developing content for the newsletter will be assumed by Stacey. Assistance in formatting and production of the newsletter will be provided by Jeanne and her mother.
- Issues to be included in the next issue: Roof replacement location, timeframe, liaison; Water Main Break issue; Recipe Corner; Website Resources; Snow removal issues; Trash Talk (wrapping newspaper recycling; dog clean-up and curbing; contact page; board meeting schedule; Fall openings for the Board (4).

7. *REPAIR OF BASEMENT WATER DAMAGE IN UNITS #4222 & 4224 (1999)*

- \$10,000 still owed to contractor who did the repair because of costs not covered by the associations insurance. This amount remains outstanding because it was not appropriately brought to the attention of the Board by former management representative and has not been incorporated into the budget over the last six years.
- Pat inquired with Steve as to whether or not L&N can inquire with the insurance company to dispute that this amount should, in fact, be covered by the policy and as part of agreements settled in the original documentation related to the work.

8. *MEETING ADJOURNED*

- *Stacey Knobler motioned to adjourn. Jeanne Clark seconded. The meeting was adjourned at 9:14PM.*