

Board Members Present: George Grant, Pat McDermott, Jeanne Clark, Kevin Silard, Andrew Coleman
Legum & Norman: Steve Navar

Home Owners: None

Minutes prepared by: Andrew Coleman

president Grant called the meeting to order at 7:10pm.

1. Homeowners' Forum.

No homeowner issues were raised.

2. Minutes

Approval of minutes for May 25, 2005 – pending corrections.
November 10, 2004 and April 19, 2005 still needed.

3. President's Report

None

4. Treasurer's Report

Steve (L&N) to check on delinquent accounts to assure we are in balance on collecting fees.
Annual budget preparations are underway. At present, we are over budget on legal, plumbing, utilities, and painting.
Steve will check on auto debits in community. Use of auto debit is encouraged because it streamlines paperwork and is more convenient for homeowners.

5. Landscape Committee

Reason for removal of bush on 33rd & Quaker still unknown. Steve to query neighbors.

Lace bug treatment – Steve to check if May treatment occurred.

Board is looking at options to accommodate a growing tree in a homeowner's back yard. It was previously allowed to remain and now may damage the fence or structure. Options being considered to solve issue.

Landscape beautification contest Board members to contribute to funding the prize pool.

6. Newsletter Report

Newsletter – next newsletter should be finished in August. More details to follow.

7. Financial Report

None (covered in Treasurer's Report).

8. Old Business

Sewer relining – waiting on report from Utility Services.

Carriage Lighting – testing out lights, need to get estimates for new/old lights, including contract info to expand job.

Contract discussion – in an effort to save costs, it might be prudent to talk to other boards in Fairlington. We are going to try to set up a meeting with Fairlington Mews. We will consider seeking legal assistance, as needed.

Need to talk to landscaping crew to reseed a portion of our common areas. At this time, that is the best cost alternative available to the community.

Tennis court -- looking good after its recent renovation/tune-up.

Pool rules -- considering options to reaffirm rules

Masonry repairs – Steve's report suggests we still have stairs in need of repair.

New resolutions – Pat to determine what is required to pass new resolutions in our community. Ultimate goal is to make it easier for Board to interact with the community.

Roof replacement – significant slippage in program makes it difficult to finish this year. Fortunately, we are ahead of schedule so we have some time to spare. Plan is to get at least 3 bids for review/to properly benchmark costs.

9. Miscellaneous Items/New Business.

Monthly meeting packet changes communicated in verbage. L&N to resubmit.

New board member packets – George gave updates to Steve.

Fines – Steve to determine how much we can raise fines in our community.

Elections – considering staggering terms for board members to better handle turnover and succession.

Meeting adjourned at 9:00pm.