

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
June 28, 2006**

**Board of Directors Present**

Pat McDermott - President  
Jeanne Clarke – Vice President  
Stacey Knobler - Secretary  
Steve Navar – Community Manager

**Home Owners Present**

June Piccard, Howard Shaw and Katherine Shaw

President Pat McDermott called the meeting to order.

A Quorum was confirmed

**Homeowner Forum**

Howard and Katherine Shaw who reside at 4236 South 32<sup>nd</sup> Street began the meeting by discussing the erosion problem behind their home and the subsequent flooding of their unit. Mr. Shaw explained the ongoing problem of flooding in his home which seems to be caused by various situations surrounding his unit. Pat McDermott explained that the Board has contracted with a company to study the issue but unfortunately until now there hasn't been sufficient rainfall to do a complete analysis of the area. Mr. Shaw went on to explain the damage caused by the flooding in his unit.

It was decided that all parties would meet the week of July 10<sup>th</sup> for a complete look at the area, to include Mr. Shaw, members of the Board, Steve Navar and Doug White.

June Piccard of 3125 South Stafford Street then discussed her concerns with the work done by Minkoff Company following the water main break to her unit. She had some issues with some of the work that was done. Pat McDermott said she would meet June at her unit on Friday, June 30 at 10:00 a.m. to discuss these concerns.

**Approval of Minutes**

A motion to approve the April 27, 2006 minutes was made by Stacey Knobler, seconded by Jeanne Clarke and approved by the Board. Jeanne will make corrections to the May 25 Board Minutes and email them to the Board and Steve.

**Presidents Report**

Pat McDermott has drafted a letter to Arlington County in response to the rehabilitation of the Community Center. Pat will also note in the letter the condition of the community center parking lot, it is in complete disrepair.

**Treasurers Report**

Jeanne Clarke presented the Financial Report. On the expense side, the Association is currently under budget at this time. The invoice from the clean-up for the water main break has not yet been paid. A question was raised about an Etrade money market account and subsequent service charge. Steve will also review the landscape line item, what has been spent and approved to date. The Association has been charged for work above and beyond the contract amount for work done in relation to the flood.

It was asked if an inspection will be done on the homes that were repaired by the Association involved in the flood. The invoices for the work were sent to the adjuster and then to Steve. An email will be sent to all homeowners affected by the flood to confirm all work was done.

## **Management Report**

### **Erosion Update**

The Board reviewed the proposal sent in by Thomas Downey, Ltd. The Board wants to be sure that all areas of erosion are included for repair; some seem to have been omitted.

### **Roof Replacement Progress**

Dave Fife confirmed that the materials needed by the roofing company are not in. He has a document showing a request for the material and confirmation from the manufacturer that it is on backorder.

### **Pool**

Jeanne stated some of her concerns regarding the lifeguard. Steve will talk to Jim Knapp and express these concerns, reminding him that the pool contract will be up for bid in 2007.

The next Board meeting is July 27, 2006.

A motion to adjourn the meeting was made by Stacey Knobler, seconded by Jeanne Clarke and approved by the Board.