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**Fairlington Green Condominium**  
**Board of Directors Monthly Meeting**  
**June 25, 2009**  
**APPROVED**

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11 **Members Present:** Stacy Knobler President  
12 Hunter Moorehead Treasurer  
13 Shawn Whitman Secretary  
14  
15 **Members Absent:** Corry Schiermeyer Vice President  
16 Andrew Coleman Member at Large  
17  
18 **Others Present:** Justin McGahan Community Manager, Cardinal Management  
19 Janet Smith Independent Board Recorder  
20  
21 **Others Absent:** None

26 **I. Call to Order: 7:48pm**

27  
28 President Stacey Knobler called the meeting to order noting the presence of a quorum, and notes Ms.  
29 Schiermeyer is now in Texas.

30  
31 **II. Community Comments**

32  
33 No residents are present.

34  
35 **III. Approval of Minutes of Prior Meeting**

36  
37 *Hunter Moorehead motioned to accept the minutes of the May 28, 2009 meeting as amended.*  
38 *Shawn Whitman seconded. Passed unanimously.*

39  
40 **IV. Treasurer's Report**

- 41  
42 1. Reviewed the financials are as presented.  
43 2. Management presented President Knobler an \$8,622 authorization to reimburse the operating  
44 account for the pool furniture from Alumatech Manufacturing.  
45 3. The CD maturing in July 2009 will be rolled into the money market account as per discussion last  
46 month.  
47 4. A CD will mature on August 8<sup>th</sup>. Options for the funds will be reviewed at a later date, but monies  
48 will most likely be rolled over.  
49 5. Water expenses are higher due to the pool being filled.  
50 6. The insurance balance has been paid off.  
51 7. Management will begin a preliminary draft 2010 budget in July, and will keep an eye on the water  
52 expense.

- 1 V. **Committee Reports**  
2  
3 Landscaping/Community Relations – Deferred to President’s Report.  
4  
5 Newsletter – No update at this time.  
6
- 7 VI. **Management Report**  
8  
9 **A. Administrative**  
10 1. Financials were reviewed.  
11  
12 **B. Contracts**  
13 None.  
14  
15 **C. Maintenance and Grounds**  
16 1. The NOVA Painting and tennis court replacement overlay projects were both delayed due to  
17 the rain.  
18 2. Management reported that the trash cans were removed by Parks and Recreation. The Board  
19 disagreed with their claiming the cans were not used heavily. A letter can be written to request  
20 replacement of the cans.  
21 3. The landscape survey/Somerset proposal is under the President’s Report.  
22
- 23 VII. **President’s Report**  
24  
25 1. The Board reviewed the landscape survey as provided by the Landscape Committee, as well as  
26 Somerset’s estimates for several projects.  
27 2. Management noted the grounds non-contract line items has unused funds which may be used to  
28 pay for items the Landscape Committee would like.  
29 3. President Knobler would like Somerset to look over the common area nearest Shawn Whitman’s  
30 home, and provide suggestions for ground covering.  
31 4. The Board notes that some of the items on the landscape proposal would address drainage and  
32 erosion issues.  
33 5. A final decision will be tabled until next month.  
34
- 35 VIII. **New Business/Old Business**  
36  
37 1. Management was instructed to book several days during the third week in September for the  
38 annual meeting. The Board will select a date from the available days to hold the meeting.  
39
- 40 IX. **Recess/Executive Session**  
41  
42 *Shawn Whitman motioned that the Board go into Executive Session at 8:44pm, for the purpose of*  
43 *discussing and reviewing delinquencies and a fencing issue. Hunter Moorehead seconded. Passed*  
44 *unanimously.*  
45  
46 *Shawn Whitman motioned to close Executive Session at 8:54pm, and reconvene the regular Monthly*  
47 *Board Meeting. Hunter Moorehead seconded. Passed unanimously.*  
48
- 49 X. **Reconvene Monthly Meeting**  
50  
51 1. The Board declined a request from a homeowner to conduct a mold assessment at her unit.  
52 Management suggests installing an above-ground system to make detection easier. The Board  
53 notes the homeowner request for monitoring the exterior of her unit cannot be accommodated.  
54 2. There will be no Board meeting next month.  
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- 56 XI. **Adjourn: 8:55pm**

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There being no further business to come before the Board, the meeting adjourned at 8:55pm.

Respectfully submitted,

*Janet Smith*  
*2009*

*June 25,*

\_\_\_\_\_  
Janet Smith, Independent Board Recorder

\_\_\_\_\_  
Date

Approved By:

\_\_\_\_\_  
Shawn Whitman, Secretary

\_\_\_\_\_  
Date