

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
MARCH 15, 2005**

**BOARD OF DIRECTORS PRESENT**

George Grant - President  
Pat McDermott – Vice President  
Jeanne Clarke – Treasurer  
Kevin Sillard – Member at Large  
Sher Opal – Community Manager

**HOME OWNERS PRESENT**

Mary Arpante  
Andrew Coleman

President George Grant called the meeting to order.

A Quorum was confirmed

**Homeowners Forum**

1. Mary Arpante raised the issue of the grabbing situation that allegedly occurred at the November Board meeting. All communications between Mary and Sher are to be in writing.
2. Mary now owes the Association \$125.14; this includes the interest that has accrued due to non payment. As she now has an outstanding amount due to the Association, she does not have a valid parking permit. The Board assured Mary that her car would not be towed.
3. Mary tape recorded the portion of the meeting for which she was in attendance.

**Presidents Report**

Jeannie discussed the Arlington County trash issue. It has been put down by both branches but must go to the Governor for a signature. There is always the possibility that he could veto the bill.

Nothing has been heard from Arlington County regarding the cable issue.

**Treasurers Report – Period Ending January 31, 2005**

Jeannie presented the Financial Report – On the income side, the Association is currently a bit over on income due to covenants charges. On the expense side, the total budget for legal is \$2,500 and \$2,375 has already been spent but insurance should come in under budget. Utilities are over due to water and sewer. Electric repairs are over budget but under Painting & Decorating, the \$39,017.00 that has been spent is the entire amount to be spent so we won't be over budget at the end of the year for Repairs and Maintenance. We will be over budget for snow removal. Currently the Association is showing a deficit of \$8,900.00

**A motion was made by Pat McDermott and seconded by Kevin Sillard and approved by the full board to approve the 2004 Audit.**

## **Committee Reports**

### **Landscaping Report**

The landscaping committee has \$20,000 to spend under the grounds non-contract line item. Also \$10,000.00 was included in reserve expenditures for emergency landscaping work. These are for special landscaping needs above and beyond what has been contracted for such as grass cutting. The Association will spend \$1,350.00 to treat every azalea for a fungus, three treatments in May, July & August. Winter tree pruning of selected trees from Group A will cost \$13,622.00.

### **Newsletter**

The Board discussed the content for the next newsletter. An article on trash will be on the front page. The newsletter will feature all the work that is going on in the Association as will an appeal for help with the newsletter from residents. George has put a list of items pertaining to the Association of what we do have and a request to residents of things they may have that we don't.

### **Other Business**

Samantha will be the new Associate manager taking the place of Inas. George's term is up in September and he and Jeannie will not continue on the Board.

### **Old Business**

There is a serious problem with erosion and drainage between units 4220, 4222, 4224, 4234, 4236 and 4238. Included in the Board packet was a proposal to survey the problem and make recommendations by Seal Engineering. Sher is going to get a few more proposals to survey the work.

The contract between Joan and Jerry Kindred was approved.

### **New Business**

#### **Sewer Lines**

There are two lines that the county will re-line. We will pay \$1,800.00 to Dwyer Plumbing to camera the lines that have been lined. Four of the six were done in 2004. Sher is currently looking for other companies that do the max liner. We will not send a termination notice to JED Mechanical until we have the reports back on the lines. The line at Mary Olsens will be replaced by Dwyer Plumbing; this was approved by the Board.

**Concrete Repairs**

Concrete work was done to the front steps of Michelle Gregory's unit, 3210 S. Stafford. The work is cracking. This is to serve as a notice that this is a trip hazard. Sher got a proposal from W. P. Donaldson to fix the work in the amount of \$1,390.00.

**Pool**

The filters in the pool have will be replaced. There is to be a higher rate of water turn over. This will not be instituted this year. To redo the pipes in the pump room will cost \$1,100.00 which will be taken from Pool maintenance and repairs.

**Roofs**

We are to replace one slate and two flat roofs this year.

A waiver was granted to a homeowner for disputed fees due the Association. A letter will sent to said homeowner as related to issue number two that was raised in the homeowner's forum.

The January Minutes were approved with changes.

The next meeting is April 19, 2005

The meeting was adjourned.