

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
MAY 18, 2004**

BOARD OF DIRECTORS PRESENT

George Grant - President
Jeanne Clarke – Treasurer
Joan Trelease - Secretary
Kevin Sillard – Member at Large
Sher Opal – Community Manager

HOME OWNERS PRESENT

Stacy Knobler
Tania O’Neil
Mary Arpante

Meeting Called to Order: By the Board President at 7:05pm
A Quorum was confirmed.

Homeowners Forum

Stacy Knobler and Tania O’Neil addressed the issue of the 2005 budget and the anticipated increase in condo association fees to cover the cost of relining the sewer pipes. They requested that instead of an increase in the condo fees that the Board looks at a special assessment instead. The condo fees at some point will become an issue when trying to sell homes. A special assessment is not reflected in these fees and is therefore not an ongoing expense. The Board will begin work on the budget in July and will take the issue of a special assessment under advisement.

Mary Arpante submitted to the Board a list of community questions and statements.

1. The meeting is being audio taped
2. Explanation of landscaping at 4201 S. 32nd Road. The landscaping resolved drainage problems.
3. Would like the landscaping schedule changed in relation to mowing such that the grass be cut when it is 3”-4”. This will be brought to the attention of the landscape committee.
4. Look at the expense of winter pansies.
5. Would like the copying fee due by her suspended, but is willing to pay \$15. She was told that she knew the cost before asking for the copies and she must therefore pay the copying fee.
6. Status of the work on the sewer lines at 4315 South 32nd Street. The work will begin after Memorial Day weekend.
7. Is the FY 2003 Audit available? The audit has not been approved at this time and is therefore not available.
8. Follow-up on 1999 Insurance claim – no action.
9. Treasurer’s duties. Jeannie reviews the monthly invoices and in the four years has only raised one concern with Sher that was corrected.

10. Sher Opal is not being removed as most homeowners weren't aware of what they were signing, and the final decision is up to the Board and they are happy with Sher
11. What is the status of replacing the slate on the roofs with slate and not synthetic? This was only a proposal; nothing would be done without homeowner approval. It was only considered as a way to save the association money. It has never been acted on.
12. April invoice to Somerset for \$600.00 for salt removal. It was completely justified.
13. Would like to review the Kindreds contract.
14. Would like the statement removed regarding homeowners forum and asking in advance to be placed on the agenda.
15. Who inspects the painting? Sher does the inspection.
16. Would like to include in the next newsletter, a bit about not allowing dogs to urinate on the grass.

Presidents Report

A motion was made by Jeanne Clarke and seconded by Kevin Sillard and approved by the three attending board members to accept the 2003 Audit Report.

Peter McCarthy has suggested the need for a light at Quaker and 32nd Road.

Treasurers Report – Period Ending April 30, 2004

Jeanne presented the Financial Report – On the income side, the Association is currently under on it interest income. On the expense side, administrative expenses are under while utilities are over due to water and sewer. Grounds non-contract is over budget due to tree maintenance but this will be offset by postponing roof replacement by one year. The snow removal line item is over by \$4,000.00 and this will not change throughout the balance of the year. The budget is currently reflecting a deficit of (\$31,908.00), this will even out somewhat over the year except for grounds non-contract and snow removal.

Committee Reports

Newsletter

Stacy offered to help with the publication of the newsletter. It is hoped to publish the newsletter on a bi-monthly basis.

Unfinished Business

Mr. Wu has not responded to letters regarding his back yard. Jeanne will check with the neighbors to see if anything has been done. The motorcycles are now off the street.

Signs (18" x 12") have been ordered designating the recycling areas and stating just that, the bins are for recycled items only.

The new lights are in the restrooms at the pool and look very nice.

Concrete Repairs Contract for 2004

W.P. Donaldson & Son, Inc. submitted a proposal for concrete repairs for the 2004 fiscal year. The total amount is \$23,745.00. The budgeted amount is \$10,000.00. Two of the items on the proposed list can be covered by the \$10,000.00. All the area's listed in the proposal of in serious need of repair. Kevin wondered for the liability of the Board if all repairs should be made at this time and not postponed until 2005. Jeanne questioned of the money that was deferred for roof repair, how much still remains and is it possible to take the additional \$14,000.00 from that to do all the repairs this year. Sher will get the Board the numbers and a vote will be taken on the contract at the June meeting.

Other Business

Arlington County Parks & Recreation will be doing a walk-through beginning at 33rd Street down Quaker Lane to ascertain whether they can do the same sort of landscaping that was done from 33rd Street up Quaker Lane.

The meeting was adjourned around 9:00 PM.