

**Fairlington Green Condominium
Board of Directors Monthly Meeting
Location: 3161 S. Stafford Street
May 28, 2009
APPROVED**

Members Present:	Stacey Knobler Corry Schiermeyer Hunter Moorehead Andrew Coleman	President Vice President (<i>via teleconference</i>) Treasurer Member at Large (<i>via teleconference</i>)
Members Absent:	Shawn Whitman	Secretary
Others Present:	Justin McGahan Janet Smith	Community Manager, Cardinal Management Independent Board Recorder
Others Absent:	None	

I. Call to Order: 7:21pm

President Stacey Knobler called the meeting to order noting the presence of a quorum both in person and via teleconference.

II. Community Comments

No residents are present.

III. Approval of Minutes of Prior Meeting

Andrew Coleman motioned to accept the minutes of the April 23, 2009 meeting as presented. Corry Schiermeyer seconded. Passed unanimously.

IV. Treasurer's Report

1. Reviewed the financials are as presented.
2. The Mid-Atlantic proposal to overlay the tennis court was motioned and approved last month. Funds will come from the reserve fund. Management reviewed funds in the various accounts, noting monies will be needed to cover the painting project as well.
3. The CDs currently have laddered maturity dates. One CD will mature in July 2009 and Management recommends rolling the funds into the money market account.

V. Committee Reports

Landscaping/Community Relations – Deferred to President's Report.

Newsletter – No update at this time.

VI. Management Report

A. Administrative

1. Financials were reviewed.

B. Contracts

None.

C. Maintenance and Grounds

1. Management is working with Engleking on items needing attention.
2. Sports Systems has reduced their contract by \$2,630. The price difference will be applied to replacing the backboard at the court.
3. Installing lighting at the courts may not be feasible at this time due to costs.
4. The issue of controlling access to the court will be addressed when work has begun.
5. The 2009 annual "walk-around" as presented by the Landscape Committee will be addressed during New Business.
6. Management authorized \$1,834.50 for Premier Aquatics to purchase pool supplies needed to open and maintain the pool for this season.
7. The pool opening was a success and residents appreciate the new coordinating tiles and furniture.
8. Management will purchase a new storage bin for toys at the pool.
9. President Knobler stated the tot lot looks nice but needs a layer of mulch, preferably the same type as the existing.
10. Discussed the county removing several dead trees and branches. There may be a delay due to prioritization and cost cutbacks.
11. *Hunter Moorehead motioned to approve a \$20,000 deposit to NOVA Painting. Future progress payments will be dependent upon satisfactory work. Corry Schiermeyer seconded. Passed unanimously.*
12. Reviewed the correspondence from James Hurysz to the Arlington County Board.

VII. President's Report

1. Volunteers who turned out for community day were thanked.
2. Non-contract grounds issues will be addressed on a priority and as funds allow.
3. The Board will incorporate some of the issues identified by the Landscape Committee for the next community day; otherwise, the remaining items will be taken under advisement.
4. The invasive Asian plant in front of 4243 32nd Street and dead prickly bushes at 4210-4312 32nd Street may be added to Somerset's list of to-do items.
5. Management was directed to inform Somerset of some of the erosion problems caused by over-aggressive mowing.
6. After further review, the Board agrees to prioritize erosion issues followed by items from the Landscape Committee. As a cost saving measure, some items will be done during the next fall and spring volunteer days. The Committee will be notified by President Knobler.
7. Trash barrels have been removed from 32nd Street. Management will find out why they were removed and see if they can be replaced.

VIII. New Business/Old Business

1. Management has instructed Triple S to distribute community notices when service will be performed.
2. Management will verify that the abandoned home on S. Utah Street still requires maintenance. If so, then another violation will be sent.

IX. Recess/Executive Session

Corry Schiermeyer motioned that the Board go into Executive Session at 8:28pm, for the purpose of discussing and reviewing delinquencies. Hunter Moorehead seconded. Passed unanimously.

Corry Schiermeyer motioned to close Executive Session at 8:31pm, and reconvene the regular Monthly Board Meeting. Hunter Moorehead seconded. Passed unanimously.

X. Adjourn: 8:23pm

There being no further business to come before the Board, the meeting adjourned at 8:23pm.

Respectfully submitted,

Janet Smith
2009

May 28,

Janet Smith, Independent Board Recorder
Approved By:

Date

Shawn Whitman, Secretary

Date