

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
FEBRUARY 22, 2005

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Judy Pisciotta | - 2 nd Vice President |
| Bryan Hochstein | - Secretary |
| Diane Thurber | - Recording Secretary |
| Paul Leddy | - Community Manager, CMC |
| Chuck Edwards | - Co-Chair, Buildings & Grounds Committee |
| Judi Garth | - 3445 S. Utah Street |
- CALL TO ORDER** 7:04 p.m. Quorum.
- EXECUTIVE SESSION** By MOTION duly MADE, SECONDED and CARRIED, the meeting was moved into Executive Session to discuss personnel matters and two delinquent accounts. Following discussion, by MOTION duly MADE, SECONDED and CARRIED, the meeting was moved out of Executive Session and into regular session.
- APPROVAL OF MINUTES** By MOTION duly MADE, SECONDED and CARRIED, the Board voted to reverse its earlier decision to reinvest funds from a T-Note coming due into another T-Note, and instead to move those funds into the Money Market to make them available for upcoming sewer lateral work. By MOTION duly MADE, SECONDED and CARRIED, the minutes of the February 2, 2005, meeting, were approved as amended.
- COUNTY TRASH FRANCHISING PROPOSAL** Mr. Thurber met informally with County Board member and Fairlington resident Paul Ferguson to discuss this issue, which he represented as being still in the planning stages and not yet at the Board level. Mr. Ferguson re-stated the County's goals of decreasing truck traffic, meeting recycling goals, and utilizing the incinerator (our current carrier, Capitol, does use the incinerator). There is currently a bill before the state legislature addressing whether or not the County will be allowed to proceed with this proposal, and Mr. Ferguson will know by April how it is proceeding.
- FILES** The Association is paying a monthly fee to CMC to store two boxes of files. Mr. Leddy will bring those boxes to the maintenance shop so they can be stored on-site and eliminate this expense.
- PARKING** Mr. Leddy contacted the County to request better enforcement of the Zone 11 restrictions.
- COURT 3 TRASH**
- Mr. Leddy sent a letter and had a follow-up conversation with some new residents in Court 3, who have been placing their trash out at inappropriate times. Concerned residents continue to monitor the trash situation in that court.
 - The Board received a letter from a Court 3 resident who is concerned about trash in general, and proposes using large trash containers. The Board requested that Mr. Leddy send a reply thanking him for his concern, and letting him know that they are attempting to address the problem, but that they will not consider using large containers because there is no place to store them, and they lead to health and sanitation issues.
- RESIDENTS' ROSTER** Mr. Leddy was reminded that we need the list of residents prior to pool season. The pool pass application form will be amended to include a line for e-mail addresses for residents who would like to receive

information about the community on-line.

- B&G COMMITTEE** - The Committee received a proposal from Terra Green Environmental Services to perform landscaping services as provided therein. The Committee values their expert advice and recommends renewing the contract. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept Terra Green's proposal for consultation, review and support services and up to four IPM reports, to be billed at an hourly rate, with the recommended cap on fees
- There are five American elms remaining in the village. Valley Crest will be performing preventive maintenance for Dutch elm disease, which is needed every four to five years.
 - Winter pruning will be done next week. Notices will be distributed to homes where work will take place, alerting residents that the bushes may look unsightly until new growth appears.
 - Portugal Construction damaged the lawn in Court 5 by driving machinery onto the grass. Our maintenance crew can fill in the ruts, but Portugal needs to be reminded not to drive on the lawns. Mr. Leddy has sent them a letter already.
 - The loose storm door on S. Stafford Street was re-attached but was not done correctly and continues to swing open. The homeowner needs to get a letter reminding him to repair it properly.
 - Mr. Leddy will follow up on the numerous incorrect replacement window installations and other items listed on Pages 3 and 4 of the February 2 minutes. There was insufficient time between meetings to address all of those issues.
 - Resident on S. Stafford Street requested that landscaping contractor inspect the common area behind her unit and address the drainage issue. B&G has attempted to remedy the problem in the past, and there is not much more that can be done. Resident frequently hoses down her patio, which may be exacerbating the problem.

MESSENGER Articles are due March 25.

PLAYGROUND Request that the Board authorize the purchase of mats for the playground. After it rains, the area under the swings becomes a mud puddle. In addition to helping with that problem, they would provide an added measure of safety. A company named BOSCO provided product information and a price list. The information was given to Mr. Leddy, and the Board agreed to consider the request. The playground also needs additional mulch, and the tot swing is starting to crack.

ROOFS Discussion of three-phase engineering proposal re: roof consulting services. By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept Phases I and II of the proposal, and requested additional information on Phase III.

TENNIS COURTS By MOTION duly MADE, SECONDED and CARRIED, the Board voted to accept the proposal from Applicators, Inc. to make repairs to the tennis courts, as set forth therein.

DEC CONTRACT Mr. Leddy was asked to remind the company owner what is included in the contract specs and to have the crew perform all of those items.

PAINTING Carpentry work should be done by now, and Palmer Bros. will return to complete the contract as soon as it is warm enough. It appears some doors were missed. Mr. Leddy will be sending out the proposal for the next painting cycle very soon.

INTERIOR RENOVATIONS The Board has received notification from three residents of their intent to perform interior renovations, although none provided much detail. Discussion re: amending applicable governing documents to state

that residents must provide not only notice of intent, but also sufficient information for the Board to make an informed decision on interior modifications since it falls within their scope of responsibility to protect the structural integrity of the buildings. Unless the Board is properly notified, they have no way of knowing how the buildings are being altered. In each of these cases, residents represented that no structural modifications would be made. By MOTION duly MADE, SECONDED and CARRIED, the Board acknowledged notification of work to be performed at each of three residences on S. Stafford Street.

**REPLACEMENT
WINDOWS**

By MOTION duly MADE, SECONDED and CARRIED, the Board voted to approve resident's request to replace the windows in her unit on S. 35th Street, in accordance with the Meadows Replacement Window Guidelines.

WATER

Mr. Leddy was asked to investigate why our water bill is fluctuating so much.

SEWERS

- Would it be cost-effective for the Association to purchase its own camera to inspect the sewer lines? The Board asked Mr. Leddy to determine the price.
- Mr. Thurber prepared a "Sewer Lateral Repair and Relining Scope of Work" which he requested the Board review and be prepared to discuss at the next meeting.

COMCAST

Mr. Thurber prepared the "Exhibit 'A' to Cable Television Contract with COMCAST," which he requested the Board review and be prepared to discuss at the next meeting.

NEXT MEETING

Tuesday, March 29, 2005, at the FCC. Executive Session starts at 7:00 p.m., followed by regular meeting, beginning with Residents' Forum.

ADJOURNMENT

By MOTION duly MADE, SECONDED and CARRIED, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary