

Fairlington Mews
Annual Meeting of the Unit Owners Association
June 26, 2008
Fairlington Community Center

Board of Directors Present

Ms. Fern Birtwistle, President
Mr. Seth Low, Vice President
Mr. Tami Anderson, Secretary
Ms. Julia Claypool, Treasurer

Others Present

Mr. Jason Eglin, CMC Community Manager
Mr. Christopher Nahlik, Recording Secretary

Call to Order

Ms. Fern Birtwistle called the meeting to order at 7:08 PM.

She announced 39.9% of Fairlington Mews' owners were present, either in person or by proxy. The Association must solicit proxies to meet the required 50% quorum.

Proof of Notice of Meeting

Ms. Birtwistle confirmed that notice of the Annual Meeting had been mailed to all co-owners by first class mail in accordance with the Association's Bylaws.

Approval of 2007 Annual Meeting Minutes

Ms. Kay Yancey moved to approve the minutes of the June 25, 2007 Annual Meeting Minutes with a second from Ms. Janice Peters. The motion passed unanimously.

Reports

President's Report

Ms. Birtwistle reported on the past year's Association activities. She focused on the change in management to CMC, and the Association's relationship with former manager John Kilkenny and current manager Jason Eglin. She reported an increased interest in the community by co-owners. She also reported that the Association will focus on major renovation projects throughout the community and that a committee is working to revise and update association bylaws.

Bylaws Committee Report

Tami Anderson, Committee Chair, reported that their next meeting will be Tuesday at 7 PM at her house. The Committee needs volunteers; after the bylaws draft is completed and approved by the board and legal counsel, it must be approved by a majority of co-owners. This will take everyone's involvement.

Finance Committee Report

Ms. Julia Claypool gave a brief summary of Finance Committee activities.

Landscaping Committee

Mr. Tom Corbin and Ms. Penny Glass, committee members, gave a brief summary of Landscaping Committee activities and plans.

Swimming Pool Committee

Mr. David Biette and Ms. Ann Timmons are current chairs of the Recreation Committee. The pool is over 30 years old, and this spring the Association had to purchase a new pump. Other renovations were necessary, but the pool is generally in good running order. Pool passes went out to all folks who had applications in by the due date, but if the application had been received late, it will be processed as time allows.

Mr. Biette took a moment to explain that while most pools have two lifeguards Fairlington Mews has one lifeguard and one operator. The operator is a more highly technical skilled worker who can help if something minor goes wrong with the pool.

Appointment of Inspectors of Election

Ms. Kay Yancey and Ms. Nancy O'Brien volunteered to be Inspectors of Election for the evening's election.

Introduction of Candidates

The candidates were each given a moment to speak about their candidacy and why they feel they would be a valuable member of the Board of Directors. Mr. Tom Corbin, Mr. Ron Patterson, and Ms. Chandra Burnside all took a moment to speak.

Call for Candidates from the Floor

There were no candidates from the floor.

Election of Director(s)

Ballots from the membership were collected. Votes were to be tabulated as soon as possible.

Presentation of FYE 2009 Budget

The Board presented the FY 2009 Budget, which spans a period of August 1, 2008 – July 31, 2009.

Highlights of the budget include the following:

- Utility costs are up. This past year's budget had utilities budgeted for \$120,000. The FY 2008 budget is projected to finish closer to \$160,000. The FY 2009 budget has increased to \$182,000. Arlington County has increased their costs by 15% for water service.
- Due to CMC's work, the Association's Master Insurance Policy premium has gone down. While the Association has been able to increase its coverage, there has been a dramatic lowering of the premiums.
- Essentially the budget is pretty similar to the FY 2008 budget.

The budget includes a 3.6% increase in condo fees.

Ms. Karen Mahalik moved to approve the FY 2009 Budget as presented. Mr. Bob Brown seconded the motion which passed unanimously.

The budget will be tentatively approved until the Association can meet its quorum obligations by collecting sufficient proxies.

General Discussion

The following topics were discussed during the Open Forum:

- The difficulty in recognizing Fairlington Mews mail from the new Management Company.
- Water pooling in Court 9 parking lot.
- One owner voiced concerns about the current pool management company.
- A question about the Association plan for rotten wood replacement.
- A question regarding a schedule for gutter cleaning.
- An owner who praised the new trash company's performance.

Announcement of the Results of the Election

The results of the election are in and President Birtwistle announced the following results:

Tom Corbin – 28.7%

Ron Patterson – 26.2%

Chandra Burnside – 12.9%

Mr. Corbin and Mr. Patterson will join the Board, filling the positions of Fern Birtwhistle and Tonya Dodge.

Mr. Corbin thanked Ms. Birtwistle for her work as president over the past two years. Her persistence in securing a new Management company has paid off, as the Association is functioning better under CMC than under prior Management with Legum and Norman.

Approval to Destroy the Ballots in Thirty (30) Days after Achieving Quorum

Dr. Robert Efimba moved to destroy the ballots within thirty days after achieving quorum. Mr. William Carter seconded the motion which passed unanimously.

Recess Meeting In Order to Obtain Proxies

Ms. Tami Anderson moved to recess the meeting at 8:32 PM and to continue the Annual Meeting until the July Board Meeting in order to secure sufficient proxies to achieve quorum. The motion was seconded by Mr. Tom Corbin and passed unanimously.

Respectfully Submitted By:

Christopher Nahlik, Recording Secretary

Attested By:

Fairlington Mews, Secretary

Date Approved

(Edited and proofed by Tami Anderson and Tom Corbin, June 1 2009)