

**Fairlington Mews Council of Co-Owners
Minutes, Board of Directors Meeting, April 22, 2010
Fairlington Community Center**

I. Call to Order/Attendance/Quorum

President Tom Corbin called the meeting to order at 6:30 p.m. Quorum was established.

In attendance were Manager Jason Eglin, and board members: Tom Corbin, Chandra Burnside, Ron Patterson, Seth Low and Renee Powlette.

Other attendees were co-owners Rob Frye, 3438 S. Wakefield St.; Shannon Watson, 4632 34th St. S.; Lori Olivas, 4666A 36th St. S.; Alison Reither, 3448 S. Wakefield St.; Judith Guerny, 4654 34th St. S. and David Biette, 4638 34th St. S.

II. Homeowner's Forum

Rob Frye attended to find out the status of fixing his water leakage problem. The board informed him that the estimate from Merrifield Garden Center to re-grade the area near their front stoop was accepted and that work will begin three weeks from now.

III. Approval of Minutes

The minutes of the March 25, 2010 board meeting were unanimously approved.

IV. Old Business

A. Status Reports

1. Snow Storm Damage/Insurance Claim – Katchmark should be 100% complete on all repairs by the end of next week.
2. Property Appraisal – Our insurance company, Insurance Designers, had Harford Mutual apply a value to six of the buildings in the Mews. It is their opinion that we are underinsured. Once a full value of our property is determined, Harford Mutual will rate up the renewal with the increase. This may mean our premium will also increase.
3. Court Parking/ Signage – A1 Towing was supposed to visit the Mews two weeks ago so they could look at our signs and give us an idea of what they could do for us but there is no update as to whether or not this has happened.

V. New Business

- A. Variance Request** – Variance to replace windows at 4618 34th St. S. Since this is covered under the blanket variance, no vote was taken but Jason Eglin will confirm that the replacement windows are six panes which is what is required.
- B. Cleaning Company Performance** – There have been numerous complaints from residents about the trash cans not being emptied and the B-buildings not being cleaned. Jason Eglin has left DMA two separate voicemail messages in the last three weeks with no return phone calls. The board requested that Jason contact Capitol Trash to see if they can empty the trash cans since that is an immediate issue. Jason will also get bids from other companies for the cleaning of the B-buildings.

- C. 3540 S. Wakefield Patio – This patio was dug up months ago due to the sewer lining repair work. Steve Burcham will rake and put down topsoil around the patio to return the area to its original condition. The owner had requested \$600 to replace plantings but our only obligation is to replace the patio which has been done.
- D. 2010-2011 Budget – Finance Chair Allison Reither presented three versions of the potential budget options for fiscal year 2011. After some discussion, it was decided to amend version 2 by decreasing the estimated amounts of a couple of line items. Allison will make these changes and we will vote next month on which budget to choose. One important point discussed was that the operating reserve balance must be 25% of residential assessments, as dictated by the Fairlington Mews bylaws and we are \$12,000 short right now of that figure as well as \$13,000 over budget due to the unusually high snow removal costs from this past winter.

VI. Reports

A. President

1. There is a panel damaged on King Street behind Court 4 that needs to be repaired.
2. We need a RFP (Request For Proposal) for the door painting that will happen this fall.
3. The sinkhole behind Court 11 needs to be addressed. Last month, Goshen Enterprises advised us that it could be fixed at a considerable expense but that it would be a waste of our money. Jason will talk to Jeff Hughney of REI to re-assess this situation to see what can be done because it is a safety hazard.
4. We need the inside Clarendon monthly assessment amount for the annual meeting.

B. Treasurer – Ron Patterson reported Total Cash and Investments of \$1,283,897, Year-to-date Income of \$615,813, Year-to-date Expenses of \$629,444 and Year-to-date Net Income Surplus/(Loss) of \$(13,632).

C. Secretary – Online vote from April 19, 2010 to pay Merrifield Garden Center \$729.49 to correct the grade of the soil at 3438 S. Wakefield Street was ratified.

D. Management – No further updates.

E. Financial – No further report.

F. Landscape – Lori Olivas requested an additional \$250 for Don Hook to complete tree trimming due to winter storm damage. The board unanimously approved the amount.

G. Newsletter – Tom Corbin reported there may be another newsletter but we need someone in the Mews to volunteer to do the newsletter.

H. Recreation –

1. Chair Shannon Watson discussed a bid to replace the pool furniture. Our current draft reserve study had \$10,000 for furniture and \$27,000 for re-doing the pool house. Pool furniture is more expensive than anticipated and we are looking at upwards of \$40,000 to replace the tables, chairs and umbrellas.

2. Shannon also requested we get bids to have the pool fence painted black and Jason will look into this.
3. Shannon requested \$355 for the Memorial Day weekend pool opening party. A vote was taken with 4 votes in favor and 1 vote opposed (Burnside).

VII. Executive Session

The board adjourned into Executive Session at 8:37 p.m. to discuss delinquencies with no actions taken, and returned to Regular Session at 8:49 p.m.

VIII. Establishment of Next Meeting

The next Mews Board Meeting will be held May 27, 2010.

IX. Adjournment of Meeting

The Mews Board Meeting adjourned at 8:49 p.m.