

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Thursday, April 28, 2011
Fairlington Community Center
7:00pm**

ATTENDEES

Renee Powlette, President
Seth Low, Vice President
Tiffany Kudravetz, Treasurer
Jason Eglin, CMC Community Manager
Rebecca Watkins, Recording Secretary
Community members at large

CALL TO ORDER: Ms. Powlette called the meeting to order at 7:00PM.

OPEN FORUM

Owner of 4650 36th St South B-2 is concerned about the new towing signs. The signs as they are, are not acceptable and not clear. The owner recommends adding to the existing signs. The Board agreed to uniformly shorten the posts to be a few inches off the ground.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the variance request as presented for the remodel of the kitchen located at 4632 S 34th St.
The motion **PASSED** unanimously (3-0-0).

APPROVAL OF MINUTES

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the minutes from the March 24, 2011 Board of Directors Meeting as presented.
The motion **PASSED** unanimously (3-0-0).

MATTERS FOR BOARD DISCUSSION/INFORMATION

There were no matters for discussion.

MATTERS FOR BOARD DECISION

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to ratify the unanimous email vote from March 31, 2011 to approve the proposal from Tremco for various roof repairs at a cost not to exceed \$1,800.00. The motion **PASSED** unanimously (3-0-0).

MOTION: Ms. Kudravetz **MOVED** and Mr. Low **SECONDED** to approve the proposal from Brothers Paving and Concrete for concrete/sidewalk repairs at a cost not to exceed \$8,264.00.
The motion **PASSED** unanimously (3-0-0).

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the proposal from J&B Cleaning for the B-building carpet cleaning at a cost not to exceed \$848.00. The motion **PASSED** unanimously (3-0-0).

OFFICER'S REPORTS

President: Ms. Powlette reported the following:

The newsletter is in process and Ms. Powlette welcomes the committee chairs to submit an article. The pool furniture was delivered.

Treasurer: Thank you to the committee chairs especially Jane Mayne for work on the budget.

Management/Financial: Jason Eglin reported the following: Steve has been EPA certified to work with lead based paint. Pool house repairs will be completed prior to the pool opening. The canoe is gone. The tennis court resurfacing will begin mid May. Insurance is going out to bid and proposals should be in prior to the next meeting. March financials were provided. Year to date, there is a surplus of \$49,602.00. FAB covers an unlimited amount under FDIC. Management recommends moving \$100,000.00 from the operating account to invest into the CD ladder. The reserves are fully funded and supported by cash.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve moving \$100,000 from the operating account into the CD ladder with Morgan Stanley. The motion **PASSED** unanimously (3-0-0).

COMMITTEE REPORTS

Landscape:

The Committee Chairperson reported the following: The committee held a meeting April 11, 2011 and the next meeting is scheduled for May 9, 2011. Hook's Services completed minor tree pruning on April 27, 2011 in Courts 4 and 11 which was authorized by management. Thrive Plant Care Solutions completed the first phase of the spot disease treatment of the King Street photinia hedge on April 11, 2011.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the proposals from Environmental Enhancements, Inc. for various landscape improvements at a cost not to exceed \$3,680.00. The motion **PASSED** unanimously (3-0-0).

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the proposal from Environmental Enhancements, Inc. for tree replacement at a cost not to exceed \$730.00. The motion **PASSED** unanimously (3-0-0).

Recreation:

The Chairperson reported the following: There has been interest in private tennis lessons. Recreation passes will not be stored at the pool. Replacement passes cost \$5 per pass and the deadline is April 30, 2011. There are some tree limbs near the tennis courts and the committee would like the landscape committee to look into clean up and removal.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve an expenditure for non-alcoholic supplies for the pool opening party not to exceed \$150.00. The motion **PASSED** unanimously (3-0-0).

By-Laws: No report was provided.

Finance:

The Committee Chair reported the following: The committee recommends pushing back the Reserve Study by one year. The committee would like to look into starting repaving next year instead of crack sealing. The committee plans to present a draft budget at the May Board Meeting.

TASK LIST/ADMINISTRATIVE CALENDAR/WORK ORDER LOG REVIEW

No discussion took place.

EXECUTIVE SESSION

MOTION: Ms. Powlette **MOVED** through unanimous consent to enter executive session at 8:01pm.

MOTION: Ms. Powlette **MOVED** through unanimous consent to exit executive session at 8:06pm.

ESTABLISHMENT OF THE NEXT BOARD MEETING

The next Mews Board Meeting will be held May 26, 2011 at 7:00 pm.

ADJOURNMENT

MOTION: Mr. Low **MOVED** through unanimous consent to adjourn the meeting at 8:06 pm.

Respectfully Submitted:

Attested By:

Rebecca Watkins, Recording Secretary

Renee Powlette, President

Date Approved