

**Fairlington Mews Board of Directors  
Meeting Minutes  
Tuesday, January 24, 2006**

David Biette, president, called the meeting to order at 7:00 p.m.

**I. Quorum.** A quorum was established.

**Present:** David Biette, *President*; Gretchen Martin, Seth Low *Vice Presidents*;  
Ben Marglin, *Treasurer*; Fern Birtwistle, *Secretary*

Lori Olivas, *Chairman, Landscape Committee*

Legum and Norman Representative, Steve Navar

**II. Homeowner Forum**

None

**III. Approval of Minutes**

Fern reported that she did not have the minutes yet prepared for review.

**IV. President's Report**

No report.

**V. Treasurer's Report**

No report.

**VI. Committee Reports**

**A. Landscape Committee.**

Lori Olivas reported that damage to the King Street fence resulting from a private auto had been repaired, and that insurance had covered both repairs to the fence as well as replacement plantings. Conversation with Alexandria City had resulted in replacement of Phytionia plantings, but not the requested fence repair. Also reported were the following activities:

- The landscaping contract had been received, and had been approved by the Board at the last meeting. David's signature was requested.

- Winter rejuvenation has been completed

- The drainage in Court 14 has been discussed with Fred who suggested that the drain has settled over time and that it might drain correctly if it were raised. Fred has also been asked to prepare a price quotation on regarding the area.

- Ivy is encroaching from the patio of unit 4666 S. 34th Street (apartment, left side in Court 8), Steve was asked to send out a violation notice, and cc David

- A satellite dish seems to be attached to the patio at 3544 Wakefield (court 12), and since it should be lower than fence, Steve was asked to check this out.

- The two trees near the pool have been removed, and David reported that he received no calls of concern.

- Discussed was the problem of accumulated leaves near stairways in Court 8. It was pointed out that a special request for leaf cleanup could be made on an ad hoc basis, even after the last scheduled leaf pickup.

## **B. Recreation Committee**

-David Biette reported that the pool contract had arrived, and that he wanted to add the provision that there be no leaf blowing on weekends

- It was agreed that two weeks was adequate time to prepare the pool before opening.

- Since the pool required a repeated de-winterization process due to the water valves being accidentally opened after the previous winterization procedure, it was agreed that Steve would ask Engelking for some compensation of this re-winterization, and it was suggested that warning labels be place on the valves in the future.

- A discussion of pool hours and the use of the pool for private parties was postponed.

## **C. Newsletter Committee**

It was agreed that the last newsletter was longer than expected or desired, but that modifications could be made in the future.

## **VII. Financial Management Report**

Ben Marglin reported that Leslie Engelking should indicate with greater specificity as to what and where he conducts repairs, also that Environmental Enhancements should report their activities with similar specificity.

Steve Navar was queried as to what provoked reported non-specified administrative charges from Legum & Norman. Steve answered that there were "setup" charges for the requisite account opening of a new owner, and that there was a per-notification charge for monthly payments not received by the 7th of the month.

Ben Marglin noted that a draft audit was still being reviewed, and reconciliation of the figures was ongoing.

## **VIII. Old Business**

### **A. Video Scanning of Sewer System**

There was a consensus that the report from Eric Booma indicated that work performed on the lining job had been satisfactory. Steve reported that JED MECHANICAL had called, asking about the status of the Board's decision on this matter, and Steve had reported that the Board was still considering the

matter. A motion was made by Ben that JED MECHANICAL be given permission to restart the project, seconded, and unanimously approved.

**B. Towing Contract**

A contract has still not been signed with a towing company, and although Steve has tried to contact A-1, there has been no response. Steve agreed to continue in his pursuit to contact the company, but will also check into other such companies.

**IX. New Business**

Ben Marglin proposed that the Board approve the requisite \$4,800 for contracting with Reserve Advisors to proceed with a Reserve Study. Since the Reserve Study was not budgeted, Ben noted that the money would have to come from maintenance funds. A motion was thus made, seconded, and approved 5:0. Steve agreed to contact the company the next day and report back to David as to what transpires.

It was agreed that the Board should begin to consider the upcoming annual meeting, and calling for new Board members, since David and Gretchen are completing their respective terms.

**X. The next meeting will be February 28, at 7:00 p.m. in Room 6 of the Fairlington Community Complex.**

**XI. Meeting Adjourned at 8:30 p.m.**