

Fairlington Mews Board of Directors
Meeting Minutes
Tuesday, July 25, 2006

The meeting was called to order at 7:00 pm.

I. Quorum: A quorum was established.

Board Present: Fern Birtwistle, Seth Low, Julia Claypool, Susanne LaFratta
Legum and Norman Representative: Steve Navar

Homeowners: Renee Powlette, Diane Ruddy, Judith Guerny, Sarah Skarda, Tom
Corbin, Veil Mosier, Sharon Webster, Rodger Bailey

II. Homeowner Forum

Several residents (Courts 1, 5 and 9) discussed problems they had with water penetrating their units in the basement during the heavy rains in late June and damaging walls and floor coverings. Water penetration was attributed to clogged gutters and water entering through basement windows.

Another resident noted that workers from Engleking had been previously observed not cleaning the gutters adequately, asked about the status of needed repairs to Court 7 steps, and requested that the board discuss the unsatisfactory trash removal service from Jeffries at a future meeting.

Resident (Court 12) reported a difference of opinion between the chair of the Landscape Committee and herself over the plants she installed at her own expense over the last 5 years in front of her unit, and asked for clarification on who made decisions in these matters.

III. Executive Session

The board excused homeowners from the meeting for executive session. The following board positions were decided:

President: Fern Birtwistle
VP: Seth Low
Secretary: Julia Claypool
Treasurer: Susanne LaFratta

The board discussed the water penetration issue raised by the homeowners. They instructed Steve Navar to get opinions from the insurance agent and legal counsel about the Mews liability and asked him to provide a copy of the 1994 Water Penetration Resolution.

IV. Management Report

A. Steve Navar reported that the engineer, David Fife, hired to determine any concrete repairs, will be sending his report the week following this meeting.

B. After discussion about the Reserve Study, the board decided to create a priority list for work to be done in 2007.

C. The board and Steve agreed that Steve will forward a weekly report on work orders to Fern who will then copy the other board members.

D. There will be no August board meeting as usual. The next board meeting is September 26th with location to be determined since the Community Center will be under renovation, and therefore not available as a meeting site.

E. A complaint about the large tree located in the patio of 4555 S. Wakefield has not been resolved by the owner of the unit. The board directed Steve to send a letter to the owner requiring her to trim the tree; if not trimmed, the Association will contract the work and bill the owner.

F. Steve received an estimate to repair the water damage to 4603A S. 36th Street caused when an Association common water pipe backed up into the basement. The board discussed when there was a need to get more than one estimate for work. The board decided as policy that, in future, any work under \$1,000 did not require a second estimate.

The board asked for the owner to get a second estimate; Steve is authorized to accept the lower bid for the work.

G. The board discussed filling the fifth position on the board. Tammy Anderson indicated an interest in serving on her ballot. Fern will check with Tammy to verify her interest.

H. Steve reported that Environmental Enhancements will be responsible for filling the holes left by the sewer relining project.

V. New Business

Tom Corbin suggested that the Mews Handbook should be updated since that last printing was done in 1999. There also is a question about whether there is a set of all of the board resolutions through the years that have modified the Handbook. It was decided that Steve would get copies of the resolutions from legal counsel and forward them to Fern.

The meeting adjourned at 9:05 pm.

Minutes submitted by Julia Claypool