

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

ATTENDEES

Seth Low, 1st Vice President
Bill Gilmartin, 2nd Vice President
Tiffany Kudravetz, Treasurer
Jessica Johnston, Secretary

Jason Eglin, CMC Community Manager
Rebecca Watkins, CMCA, Recording Secretary
Community members at large

ABSENT

Renee Powlette, President

CALL TO ORDER: Mr. Low called the meeting to order at 7:00PM.

OPEN FORUM

There were no homeowner comments.

APPROVAL OF MINUTES

MOTION: Mr. Low moved through unanimous consent to approve the minutes from the May 26, 2011 Board of Directors Meeting as presented.
The motion **PASSED** (4-0-0).

MATTERS FOR BOARD DISCUSSION/INFORMATION

Bylaws Update

Mr. Eglin reported 28.5% of the membership has voted in favor of the Bylaw Amendment and 2.5% of the membership has voted against the Bylaw Amendment.

MATTERS FOR BOARD DECISION

MOTION: Ms. Kudravetz **MOVED** and Ms. Johnston **SECONDED** to ratify the unanimous email vote from June 23rd, 2011 to approve the request from a resident to install a new A/C condensing unit in an adjacent location to the old one. The motion **PASSED** (4-0-0).

MOTION: Mr. Gilmartin **MOVED** and Ms. Kudravetz **SECONDED** to ratify the unanimous email vote from July 5, 2011 to approve the proposal from Tremco for various roof repairs at a cost not to exceed \$1,800.00. The motion **PASSED** (4-0-0).

MOTION: Mr. Gilmartin **MOVED** and Ms. Johnston **SECONDED** to approve the revised pool/recreation rules. The motion **PASSED** (4-0-0).

MOTION: Ms. Johnston **MOVED** and Mr. Gilmartin **SECONDED** to approve the proposal by Avon Corporation to inspect and develop specifications for proper repairs to the structure of 4686-B S. 36th St. for a price of \$2,870.00. The motion **PASSED** (4-0-0).

MOTION: Ms. Johnston **MOVED** and Mr. Gilmartin **SECONDED** to approve the proposed contract renewal with DMA Cleaning Services for the B-building cleaning for the 2012 fiscal year. The motion **PASSED** (4-0-0).

MOTION: Mr. Gilmartin **MOVED** and Ms. Johnston **SECONDED** to appoint the following officers of the Board; Ms. Powlette-President, Mr. Low-1st Vice President, Ms. Gilmartin-2nd Vice President, Ms. Kudravetz-Treasurer and Ms. Johnston-Secretary. The motion **PASSED** (4-0-0).

OFFICER'S REPORTS

President: There was no report.

Treasurer: There was no report.

Management/Financial: Jason Eglin reported the following: Courts one-six are scheduled to be painted this fiscal year. Management will have proposals for the September Board meeting and window wells will be considered as well. Management will seek multiple opinions as to the extent and direction of the asphalt repairs for the future. A variance request was received, but needs further information before presentation to the Board for review. June financials were provided. Year to date, there is a surplus of \$39,735.00. The reserves are fully funded and supported by cash.

COMMITTEE REPORTS

Landscape:
No report was provided.

Recreation:
No report was provided.

By-Laws:
The report was provided during items for discussion.

Finance:
The committee chair extended an invitation to the new Board members for a budget review session.

TASK LIST/ADMINISTRATIVE CALENDAR/WORK ORDER LOG REVIEW

No discussion took place.

EXECUTIVE SESSION

MOTION: Mr. Gilmartin **MOVED** and Ms. Kudravetz **SECONDED** to enter executive session at 7:30 pm.

MOTION: Ms. Kudravetz **MOVED** and Mr. Gilmartin **SECONDED** to exit executive session at 7:35 pm.

ESTABLISHMENT OF THE NEXT BOARD MEETING

The next Mews Board Meeting will be held September 22, 2011 at 7:00 pm.

ADJOURNMENT

MOTION: Mr. Gilmartin **MOVED** and Ms. Johnston **SECONDED** to adjourn the meeting at 7:36 pm.

Respectfully Submitted:

Attested By:

Rebecca Watkins, Recording Secretary

Jessica Johnston, Secretary

Date Approved

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