

**MINUTES OF THE
FAIRLINGTON MEWS HOMEOWNERS ASSOCIATION, INC.
COUNCIL OF CO-OWNERS ANNUAL MEETING
Tuesday, June 27, 2006**

Call to Order

President David Biette called the 2006 Annual Meeting of the Fairlington Mews Homeowners Council of Co-owners to order at 7:00 p.m.

Board members and officers present were:

Mr. David Biette	President
Mr. Seth Low	1 st Vice President
Ms. Gretchen Martin	2 nd Vice President
Mr. Ben Marglin	Treasurer
Ms. Fern Birtwistle	Secretary

Management Staff members & Service Providers present were:

Mr. Steve Navar	Community Manager, Legum & Norman, Inc.
Ms. Samantha Sissman	Associate Manager, Legum & Norman, Inc.
Ms. Kristi Yoder	Associate Manager, Legum & Norman, Inc.
Mr. Christopher Swemba	Recording Secretary, Legum & Norman, Inc.

Verification of Quorum

As of June 27, 2006, 15.561% of the homeowners were certified as represented in person or by proxy. Quorum not reached.

Verification of Meeting Notice

Notice of the Annual Meeting was mailed out to all unit owners of record by first class mail in accordance with the Bylaws of the Fairlington Mews Homeowners Association.

Approval of 2005 Annual Meeting Minutes

The President submitted the minutes of the June 28, 2005 Annual Meeting of Fairlington Mews Council of Co-owners for approval and made a motion to waive the reading of the minutes.

**MOVED and Seconded: That the Board suspend the reading of the June 28, 2005 Annual Meeting Minutes and approve the minutes as amended.
UNANAMOUSLY APPROVED**

President's Report

Mr. Biette thanked all homeowners, especially committee personnel, volunteers, and Board Members for their efforts and support in the past year.

Mr. Biette noted that the heavy rain and flooding have been a recent issue. Mr. Biette reminded homeowners that leaks are generally the homeowner's responsibility, but he encouraged residents to document what happened, clean-up the mess, and contact Legum and Norman, Inc to discuss each incident on an individual basis.

Mr. Biette stressed that is important for homeowners to inform management and the Board about current issues in the community. If homeowners report problems promptly within the community, hopefully the Board can remedy the concern in a timely manner.

Many compliments have been received regarding the grounds appearance. Although the Mews looks good compared with other neighboring communities, the Board is working slowly to make the landscape more harmonious.

Maintenance of the patios is the homeowner's responsibility. There is to be no ivy growing on buildings, and trees and shrubs are to be kept trimmed within the patio area.

The Board urged homeowners not to put trash out the night before for morning pick-up.

The Board noted that the landscape variances regarding individual flower border maintenance need to be updated every year. The Association and the landscape contractor need to know which owners want their landscape maintained by the Association, and who does not.

The Board noted that satellite dishes cannot be affixed to either the building or fence.

It was noted that trash has not been collected on time consistently. Usually Jeffery's Trash Removal does an "ok" job for a very competitive price. Tuesday and Wednesdays are recycling days, with metal/ glass/ plastic recycled on Tuesdays and newspapers recycled on Wednesdays from the curb.

Mr. Biette noted that water and sewer costs were the largest line item expense in the operating budget. The Board encouraged homeowners to be aware of water consumption as well as leaking pipes or faucets in an effort to conserve water.

The Board noted that a letter from county services noted that all applications for property tax relief are due July 15th.

Appointment of Inspectors of Election

The President called for two volunteers to be appointed as the elections supervisor.

MOVED and Seconded: That Craig Wagner and Janice Peters be appointed as the elections supervisor for the 2006 election.

UNANAMOUSLY APPROVED

Election of Directors

There was one announced candidate, Susanne LaFratta, for the three board vacancies. Julia Claypool volunteered from the floor to fill a board position, leaving one position still without a candidate. There were no other nominees or volunteers from those present.

A motion was made and seconded to accept the two candidates by acclamation. Motion was approved by voice vote.

Announcement of the Results of Election

The President called for the results of the 2006 election. It was announced that Susanne LaFratta and Julia Claypool were new board members.

Presentation of Budget

The President called for the presentation of the 2006-2007 annual operating budget.

- There will be a 5.8% increase in condo fees.
- Capital improvements will begin when necessary.
- Interest from the reserves account will contribute to income in the operating account.
- The Board wants to avoid any special assessments by taking a more conservative stand on reserve funding.
- \$91,000 has been budgeted for building maintenance so general maintenance repairs would not be paid from the reserve account.

The Board did note that the reserve funds are invested in CDs and Treasury Bills.

General Discussion

The President called for any general business to be discussed.

It was asked whether or not the reserve study and past financials could be distributed to homeowners before the annual meeting so homeowners may review and knowledgeably discuss this information during the annual meeting. Mr. Navar noted he could work to provide copies of this information at the next annual meeting.

A homeowner noted that there is a 0% increase for water and sewer expenses in the 2006-2007 budget, yet there was a healthy county increase in fees for this service. The Board is very comfortable with this number as the estimate was thoroughly reviewed.

The Board would like to see the financials in a different format other than the one Legum and Norman, Inc has been providing.

The Board has requested that Legum and Norman, Inc provide more detailed statements so that contractors can be held more accountable.

A homeowner inquired if it would be easier to change the fiscal year to Jan. – Dec. The Governing Documents can be amended, but the Board has taken no action to do so.

Approval to Destroy the Ballots in Thirty (30) Days

The President made a motion to destroy the ballots thirty (30) days after the results of the elections had been announced.

MOVED and Seconded: That the Board destroy the ballots thirty (30) days after the results of the elections had been announced.

UNANAMOUSLY APPROVED

Adjournment

There being no further business, it was

MOVED and Seconded: That the June 27, 2006, Annual Meeting of the Fairlington Mews Council of Co-owners be adjourned, to be immediately followed by an Executive Session.

UNANAMOUSLY APPROVED

Meeting was adjourned at 8:55 p.m.

Minutes respectfully submitted by:

Christopher J. Swemba, Legum and Norman, Inc.

(With edits and amendments added by Tom Corbin, June 28, 2007 as suggested at the 2007 Annual Meeting of June 26, 2007)