

**Fairlington Mews Council of Co-Owners  
Annual Meeting  
Thursday June 24, 2010  
7:00pm**

**Board of Directors Present**

Mr. Seth Low  
Mr. Tom Corbin  
Mr. Ron Patterson  
Ms. Chandra Burnside

**Board of Directors Absent**

Ms. Renee Powlette

**Others Present**

Mr. Jason Eglin, CMC Community Manager  
Ms. Bethany Lammers, Recording Secretary

**CALL TO ORDER**

Mr. Corbin called the meeting to order at 7:05 pm.

Ms. Eglin announced 46% of Fairlington Mews owners were present, either in person or by proxy. The Association must solicit proxies to meet the required 50% quorum.

**PROOF OF NOTICE OF MEETING**

Mr. Corbin stated that Proof of Notice for the annual meeting was sent to all owners on June 2, 2010.

**APPROVAL OF 2009 ANNUAL MEETING MINUTES**

*Mr. Gordon Avery made a **MOTION** and Ms. Janice Peterson **SECONDED** the motion to approve the 2009 annual meeting minutes as presented. The motion **PASSED** unanimously.*

**REPORTS**

President Report-Mr. Corbin reported on the following:

- Roof/gutters and wood have been replaced from the snow damage.
- The current Board is in the process of developing procedures for reference for future Boards.
- The FCA held a meeting with all the Board Presidents of all the Fairlington Associations.
- Mr. Corbin thanked the following people: Jason Eglin for all his hard work as manager. Steve Burcham the Associations maintenance man. Don Taylor, David Biette, Kim Baumgartner and all the members of the By-Laws Committee. The Finance Committee, Landscape Committee and the Recreation Committee. Mr. Corbin also thanked Ron Patterson for all his hard work on the community's website, Janice and Larry Peters and all the court reps.

Landscape Committee Report-The landscape committee spoke of various improvements that have been done throughout the property. The committee also stated that they have a future five year plan for landscape design.

By-Law Committee- The by-laws committee reported that the draft of the revised by-laws were given to legal counsel in July 2009. They were then given back to the Board to review and consider. Changes were then made and resubmitted to legal counsel again. The Board and legal counsel will meet for a final review before the Board presents them to the community.

Recreation Committee- The Receptions Committee reported that the permanent pool passes seem to be working out. If a Homeowner needs a replacement pool pass they may obtain one from management for \$5. The Recreation Committee also stated that they are going to resurface the tennis courts and possibly change one of the tennis courts into a multi purpose court. Also, water aerobics will return on Tuesday and Saturday, homeowners may register for swim lessons with the guard at the pool. The Recreation committee will meet at the pool the 4<sup>th</sup> Sunday of July.

### **ELECTION OF DIRECTORS**

Mr. Eglin stated that one candidate, Mr. Seth Low, is running for one open position on the Board. Mr. Eglin called for nominations from the floor. Ms. Fern Birtwistle nominated herself from the floor. Mr. Eglin stated that since votes were already cast by proxy for Mr. Seth Low that the current number of Homeowner's in attendance would not surpass the votes already casted by proxy.

*Mr. Don Taylor made a **MOTION** and Ms. Allison Reither **SECONDED** the motion to appointment by acclamation Mr. Seth Low to the Board of Directors for a three year term. The motion **PASSED** unanimously.*

*Mr. Don Taylor made a **MOTION** that the Board of Directors considers the establishment of a 'stand by' or 'alternate' type Board member. The motion was **NOT SECONDED** and therefore **DID NOT CARRY**.*

### **PRESENTATION OF BUDGET**

Mr. Eglin reviewed the 2010-2011 fiscal year budget. Mr. Eglin stated that the current draft budget calls for a 3.79% increase in the Association fees. Mr. Eglin reviewed the following budget line items:

- INSURANCE- coverage went up due to the fact that the Association was under insured.
- REPAIR/REPLACE RESERVE- contributions to reserves were increased in accordance with the current reserve study.
- UTILITIES-were under budget.
- INTEREST INCOME-interest rates have dropped.
- LEGAL FEES-should decrease due to the fact that the by-law revision process is almost done.
- INCOME TAX-income taxes were not being paid on time and 2009 taxes were being paid in 2010, the Association has now set up income tax payments on a quarterly basis.
- ELECTRICAL REPAIR- should decrease due to the work that has already been done.

Ms. Janice Peters made a **MOTION** and Ms. Vicki Lipinic **SECONDED** the motion approve the 2010-2011 fiscal year budget as presented to the Board. The motion **PASSED** with one opposed.

**GENERAL DISCUSSION**

The Board opened the floor so Homeowners may discuss issues or concerns. Topics discussed were:

- Some Homeowners voiced their issue with an older model car parked on the property.
- A Homeowner thanked the Board for all their hard work.
- The Homeowners discussed having a full time on site maintenance personal which would offset the maintenance repair line item on the budget.
- Verizon would like to bring FIOS to Fairlington Mews. Verizon is to hold a meeting with the FCA and all Board Presidents concerning this.

**ADJOURNMENT**

Mr. Gordon Avery made a **MOTION** and Ms. Jones **SECONDED** the motion to recess the annual Board of Directors meeting until next Board meeting July 22, 2010. The motion **PASSED** unanimously.

Respectfully Submitted by:

---

Bethany Lammers, Recording Secretary

Attested by:

Date:

---

