

**Fairlington Mews Council of Co-Owners
Minutes, Board of Directors Meeting, March 25, 2010
Fairlington Community Center**

I. Call to Order/Attendance/Quorum

President Tom Corbin called the meeting to order at 6:30 p.m. Quorum was established.

In attendance were Manager Jason Eglin, and board members: Tom Corbin, Chandra Burnside, Ron Patterson, Seth Low and Renee Powlette.

Other attendees were co-owners Rob and Julie Frye, 3438 S. Wakefield St.; Shannon Watson, 4632 34th St. S. and Tom McGuire, 3534 S. Wakefield St.

II. Homeowner's Forum

Rob and Julie Frye attended to present follow-up information after Julie's attendance at the November, 2009 meeting concerning water penetration issue. Since November, new gutters and downspout extenders have lessened the water seepage, but during heavy rains they are still experiencing a trickle of water entering their basement and are concerned about potential mold growing behind the drywall. They received an estimate from Merrifield Garden Center who would provide a landscaping solution to prevent water pooling near their front stoop. Jason Eglin will contact Environmental Enhancements and/ or Goshen Engineering to provide estimates, and then we will determine the best solution.

III. Approval of Minutes

The minutes of the February 25, 2010 board meeting were unanimously approved.

IV. Old Business

A. Status Reports

1. Snow Storm Damage/Insurance Claim – Katchmark started repairing gutter and roof damage again last Friday. A second list of repairs has been approved by our insurance company. The total damage amount to gutters, roofs and downspouts is now \$62,258 and will be covered by insurance after the deductible of \$2500 is paid. Landscape damages from the storm will also be covered in the amount of \$5000. The total cost of snow removal for the 2009/2010 winter is \$36,104.75.
2. Property Appraisal – Our insurance company, Insurance Designers, sent an appraiser to do an estimated cost analysis. Their estimate would be within 5% of the amount estimated by an independent appraiser.
3. Court Parking/ Signage – No updates.

V. New Business

- A. Towing Resolution – After some discussion, we voted unanimously to remove the portion of the resolution pertaining to mechanical repairs. The amended resolution was then approved unanimously.
- B. Insurance Deductible Resolution – The resolution was reviewed by the board and unanimously approved.
- C. Court 11 Drainage Proposal/Email - Goshen Enterprises provided us with an estimate in the amount of \$2975 to fix the drainage issue but also indicated in an

email that they felt this was a lot of money to fix a leveling problem. Jason Eglin will ask the company to provide us with an explanation of their comments about the sinkhole and then we will determine what should be done.

- D.** Variance Requests – Variance to remove the wall between the kitchen and dining room at 4676B 36th St. S. was unanimously approved. Engineering report shows that the wall is not a load bearing wall. Variance to modify patio at 3426 S. Wakefield St. was also unanimously approved but the owner of this unit will be notified that in the event of any sewer/water/fence repair that would affect the patio, association insurance will only cover restoration of the original patio cement slab.
- E.** Annual Meeting/Call for Candidates – Our annual meeting will be held on June 24, 2010. Seth Low's term is up so there will be three-year term open on the board. Tom Corbin agreed to put together the annual packet for delivery to the community on April 15th. The packet will contain the flower bed waiver, call for candidates and recreation application.

VI. Reports

A. President

1. Court 15 has a tree that is overgrown and needs to be trimmed. A dead tree at 4628 34th St S. needs to be removed.
2. Court 11 residence recently had two columns replaced using fiberglass instead of wood. They need to be re-replaced with wood to satisfy Fairlington's historical designation status.
3. It has been determined that the King Street hedge is on the City of Alexandria's right of way but they do not plan on maintaining it. Tom spoke with a representative from Arlington County's Manager's Office who said the county may be willing to share in the expense of maintaining it as a one time arrangement.
4. If anyone experiences an 'exploding' Comcast box, Tom has the phone number of an executive at Comcast who can then take care of the problem.
5. The board unanimously agreed that the CMC financials are the official financial records for the Mews.

B. Treasurer – Ron Patterson reported Total Cash and Investments of \$1,217,023, Year-to-date Income of \$538,911 Year-to-date Expenses of \$569,315 and Year-to-date Net Income Surplus/(Loss) of \$(30,404). The net gain/(loss) for the month was \$(14,545).

C. Secretary – No report as there were no online votes this month.

D. Management – No further updates.

E. Financial – Ron Patterson reported that the finance committee has first drafts of the FY2011 budget. The committee will meet on April 12th to work on the reserves and then preliminary budget and reserves drafts will be presented at the next board meeting.

F. Landscape – Tom Corbin reported that Don Hook's previous proposal of \$2300 for winter pruning was reduced to \$925 due to the storm damage lessening the amount of pruning that needs to be done. The

board unanimously approved \$1480 for Environmental Enhancements to do interior winter damage repair and also approved were \$490 for staking fallen trees along interior King Street area.

G. Newsletter – Tom Corbin reported the next newsletter will be sometime in April.

H. Recreation –

1. Co-owner Tom McGuire was in attendance to give an update about the effort to get proposals for tennis court resurfacing. A bid was received from Metropolitan Tennis in the amount of \$20,600 to resurface both courts and make the single tennis court a ‘multi-purpose’ court to be used for basketball and other activities; this also includes a 2 year guarantee against cracks. A second bid was received from Bishop’s Tennis in the amount of \$50,000 to resurface both courts and provide a three year guarantee against cracks.
2. Shannon Watson said that Nancy O’Brien is still working on the revised rules.

VII. Executive Session

The board adjourned into Executive Session at 8:30 p.m. to discuss delinquencies with no actions taken, and returned to Regular Session at 8:55 p.m.

VIII. Establishment of Next Meeting

The next Mews Board Meeting will be held April 22, 2010.

IX. Adjournment of Meeting

The Mews Board Meeting adjourned at 8:55 p.m.