

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Thursday, March 24, 2011
Fairlington Community Center
7:00pm**

ATTENDEES

Renee Powlette, President
Seth Low, Vice President
Tiffany Kudravetz, Treasurer
Jason Eglin, CMC Community Manager
Rebecca Watkins, Recording Secretary
Community members at large

CALL TO ORDER: Ms. Powlette called the meeting to order at 7:01 PM.

OPEN FORUM

There were no resident comments.

APPROVAL OF MINUTES

MOTION: Ms. Kudravetz **MOVED** and Mr. Low **SECONDED** to approve the minutes from the February 24, 2011 Board of Directors Meeting as presented.
The motion **PASSED** unanimously (3-0-0).

MATTERS FOR BOARD DISCUSSION

Concrete/Sidewalk Project

Management has been working on a scope of work and collecting bids to repair sidewalk areas as needed. Two (2) proposals have been received and provided for the Board to review. Management will collect bids for the proposal for the larger scope of work to compare similar scopes.

2011-2012 Budget

The tennis court resurfacing proposal from last year was discussed to determine if and how the Reserve Study will need to change. A resident recommended adding a bench to the tennis courts. The Board would like to resurface tennis court 1 and 2 and look into options for a basketball for court 3.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the proposal from Metropolitan Tennis Construction for the resurfacing of tennis courts 1 and 2, as well as convert court 3 into a multi-purpose court with two (2) basketball hoops at a cost not to exceed \$22,600.00
The motion **PASSED** unanimously (3-0-0).

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve an inter-equity transfer of \$42,726.00 from Unappropriated Members Equity of which \$6,600 is transferred to General Operating Reserves and \$36,126.00 to Replacement Reserves.
The motion **PASSED** unanimously (3-0-0).

Insurance Renewal

The insurance renewal bid was received and has gone up almost \$7,000 from last year. Management recommends going out to bid for insurance and presenting proposals to the Board at the April meeting. The Board agreed with Management.

MATTERS FOR BOARD DECISION

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the variance request for 4626 S 34th St. with the stipulation that the owner receive all applicable permits and inspections.

The motion **PASSED** unanimously (3-0-0).

OFFICER'S REPORTS

President: Ms. Powlette reported the following: One request has been received to have a newsletter mailed to the resident. There have been reports of dog excrement not being cleaned up which will be followed up on.

Treasurer: No report was provided.

Management/Financial: Jason Eglin reported the following: The pool furniture has been ordered. Towing signs will be up in the next week. Management will go out to bid for building carpet cleaning. February 2011 Financials were provided.

COMMITTEE REPORTS

Landscape: No report was provided.

Recreation: The Committee would like the purchase of a grill to be discussed and to adjust the pool hours.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve up to \$200 for the Recreation Committee to place potted flowers at the pool to come from GL6108. The motion **PASSED** unanimously (3-0-0).

By-Laws: The following was reported: The committee was disappointed that part of their article was not in the newsletter. The Committee had a meeting last night and has a clean version as well as a marked up version of the draft By-Laws. The Committee would like the draft and accompanying summary letter mailed to residents and posted on the website. The town hall meeting will be April 13th at 7pm.

Finance: The Budget meeting is Monday at 7:30pm

TASK LIST/ADMINISTRATIVE CALENDAR/WORK ORDER LOG REVIEW

No discussion took place.

EXECUTIVE SESSION

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to enter executive session at 8:09 pm.

The motion **PASSED** unanimously (3-0-0).

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to exit executive session at 8:17 pm.

The motion **PASSED** unanimously (3-0-0).

ESTABLISHMENT OF THE NEXT BOARD MEETING

The next Mews Board Meeting will be held April 28, 2011 at 7:00 pm.

ADJOURNMENT

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to adjourn the meeting at 8:17pm.

The motion **PASSED** unanimously (3-0-0).

Respectfully Submitted:

Attested By:

Rebecca Watkins, Recording Secretary

Renee Powlette, President

Date Approved