

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Thursday, September 23, 2010
Fairlington Community Center
6:30pm**

ATTENDEES

Renee Powlette, President
Seth Low, Vice President
Chandra Burnside, Secretary

Jason Eglin, CMC Community Manager
Rebecca Watkins, Recording Secretary

ABSENT

None

CALL TO ORDER: Mr. Low called the meeting to order at 6:34 PM.

OPEN FORUM

Topics that were discussed during open forum were:

- A resident asked when the pool fence will be replaced.

APPROVAL OF MINUTES

Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to approve the minutes of the August 26, 2010 Board of Directors Meeting as presented with one clarification to the variance request.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DISCUSSION

None

MATTERS FOR BOARD DECISION

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to ratify the unanimous email vote from 9/7/10 to approve the CDM Construction proposal for the installation and repair of two metal hand railings for a total cost of \$2,970.

The motion **PASSED** unanimously.

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to ratify the unanimous email vote from 9/8/2010 to accept the resignations of Tom Corbin and Ron Patterson.

The motion **PASSED** unanimously.

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to approve the Palmer Brothers proposal for door painting at a cost of \$15,550 with an additional cost of \$35 per rear patio door.

The motion **PASSED** unanimously.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve Hook's Services proposal for tree/stump removal at a cost of \$2,475.
The motion **PASSED** unanimously.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve the variance request from the co-owner of 4630 S. 36th St. to install a kitchen pass through.
The motion **PASSED** unanimously.

OFFICER'S REPORTS:

President: No Report

Secretary: No Report

Treasurer: No Report

Management/Financial: Jason Eglin reported the following: The plumbing work in Court 1 will need to have both trees removed in order to do the work. Management will coordinate removal/replacement of the trees. Roof/gutter work is underway for damages incurred from the August 5th storm. Management will be providing a resolution worksheet for all decisions that need to be made in meetings. A new format will be used on a trial basis for meeting minutes. No candidate statements have been received for the two (2) vacant Board positions as of today. Financial information provided is from July 2010. There is currently a loss of \$9,988. Delinquencies are less than 1%. The Reserves are fully funded by cash.

COMMITTEE REPORTS

Landscape: The committee is requesting funds for various items including fall planting, and various court work totally approximately \$6,000 and also \$2,850 for tree maintenance. The Board would like the Committee to revisit some of the work needed in light of 2 trees being saved that did not originally appear to be savable and potentially seek additional bids. The board also instructed management to go back to Environmental Enhancements to see if there was a chance they could lower their bids for work in courts 1 and 6 as the prices were fairly high.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve the Environmental Enhancements Committee expenditure request of \$1,494 to perform landscape maintenance in multiple courts.
The motion **PASSED** unanimously.

MOTION: Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to approve the Environmental Enhancements Committee expenditure request of \$2,850 to perform tree maintenance in multiple courts.
The motion **PASSED** unanimously.

Recreation: The committee reported the pool closed 9/19/10 and was a successful season. The committee would like the Board to approve funds to purchase new pool furniture. A few issues have come up about lifeguards texting on duty. The committee would like the Board to include “no use of electronic devices on duty” in the pool management contract. The committee would like the Board to send a letter to families that have underage children unattended at the pool.

Newsletter: No Report

Finance: No Report

EXECUTIVE SESSION

Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to go into executive session at 7:25 pm for the purpose of discussing delinquencies and letters to owners.
The motion **PASSED** unanimously.

Ms. Powlette **MOVED** and Ms. Burnside **SECONDED** to come out of executive session at 7:43 pm.
The motion **PASSED** unanimously.

MOTION: Ms. Burnside **MOVED** and Ms. Powlette **SECONDED** to appoint Ms. Powlette to President, Mr. Low to Vice President, and Ms. Burnside to Secretary.
The motion **PASSED** unanimously.

ESTABLISHMENT OF THE NEXT BOARD MEETING

The next Mews Board Meeting will be held October 21, 2010 at 7:00 pm.

ADJOURNMENT

Mr. Low **MOVED** and Ms. Burnside **SECONDED** to adjourn the meeting at 7:49 pm.
The motion **PASSED** unanimously.

Respectfully Submitted:

Attested By:

Rebecca Watkins, Recording Secretary

Chandra Burnside, Board Secretary

Date Approved: _____