

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Thursday, September 22, 2011
Fairlington Community Center
7:00pm**

ATTENDEES

Renee Powlette, President

Seth Low, 1st Vice President
Bill Gilmartin, 2nd Vice President
Tiffany Kudravetz, Treasurer
Jessica Johnston, Secretary
Jason Eglin, CMC Community Manager
Rebecca Watkins, CMCA, Recording Secretary
Community members at large

ABSENT

CALL TO ORDER: Ms. Powlette called the meeting to order at 7:00PM.

OPEN FORUM

There were no homeowner comments.

APPROVAL OF MINUTES

MOTION: Mr. Low **MOVED** and Mr. Gilmartin **SECONDED** to approve the minutes from the July 28, 2011 Board of Directors Meeting as presented.
The motion **PASSED** (5-0-0).

MATTERS FOR BOARD DISCUSSION/INFORMATION

Bylaws Update

Mr. Eglin reported 35.2% of the membership has voted in favor of the Bylaw Amendment and 2.9% of the membership has voted against the Bylaw Amendment.

Earthquake/Hurricane Damages and Insurance

Mr. Eglin reported damage from the earthquake and hurricane appear to be minimal consisting of mainly drywall repairs and gutter cleaning. Mr. Eglin investigated obtaining earthquake insurance which would increase the community's premium by \$38,000.

2012 Landscaping/Grounds Contract

Environmental Enhancements has submitted a renewal proposal for 2012-2014 which include a 3% increase for 2012, but no increase for 2013 or 2014. The Board has tasked Management to send the full proposal to the Board and Committee via email for review.

MATTERS FOR BOARD DECISION

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to ratify the unanimous email vote from August 9, 2011 to approve the variance request for 4668 S. 34th St. The motion **PASSED** (5-0-0).

MOTION: Mr. Gilmartin **MOVED** and Mr. Low **SECONDED** to ratify the unanimous email vote from August 15, 2011 to approve the variance request for 4670-B S. 36th St. The motion **PASSED** (4-0-1) Powlette abstained.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to approve the proposal from Middledorf for painting courts 1-6 at a cost of \$46,500.00 along with the proposal to add the window wells to the painting at a cost of \$2,990.00. The motion **PASSED** (5-0-0).

MOTION: Mr. Gilmartin **MOVED** and Ms. Johnston **SECONDED** to approve the proposal from Somerset Landscaping for the 2011-2012 snow season. The motion **PASSED** (5-0-0).

OFFICER'S REPORTS

President: Ms. Powlette reported that there has been significant email traffic from residents over the last month. Rat traps will be placed around the courts where reports have been received. Recent basement flooding has also been a hot topic.

Treasurer: Ms. Kudravetz encouraged new Board members to meet with the Finance Committee to review the Association's finances.

Management/Financial: Jason Eglin reported the following: July financials were provided. Year to date, there is \$1,531,663 in cash and investments with a surplus of \$38,755.00. The reserves are fully funded and supported by cash. Delinquencies are currently 0.30%. Management recommended and the Board consented to invest \$200,000.00 from the operating account into laddered CDs.

COMMITTEE REPORTS

Landscape:

The Committee Chair requests several expenditures for projects including tree card, adding mulch beds and other common area improvements.

MOTION: Mr. Gilmartin **MOVED** and Ms. Kudravetz **SECONDED** to approve the requests from the Landscape Committee for various services not to exceed \$7,500.00. The motion **PASSED** (5-0-0).

Recreation:

No report was provided.

By-Laws:

The report was provided during items for discussion.

Finance:

The committee chair would like payment of the last audit reflected in the FY2011 financials. The committee is ready to move forward with the audit.

TASK LIST/ADMINISTRATIVE CALENDAR/WORK ORDER LOG REVIEW

No discussion took place.

EXECUTIVE SESSION

MOTION: Mr. Low **MOVED** and Ms. Johnston **SECONDED** to enter executive session at 7:55 pm.

MOTION: Mr. Low **MOVED** and Ms. Kudravetz **SECONDED** to exit executive session at 8:03 pm.

ESTABLISHMENT OF THE NEXT BOARD MEETING

The next Mews Board Meeting will be held October 27, 2011 at 7:00 pm. The Board also consented to change the November and December Board meetings to the 3rd Thursday of the month due to the holidays.

ADJOURNMENT

MOTION: Mr. Low **MOVED** and Mr. Gilmartin **SECONDED** to adjourn the meeting at 8:10 pm.

Respectfully Submitted:

Attested By:

Rebecca Watkins, Recording Secretary

Jessica Johnston, Secretary

Date Approved