

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday August 23, 2018
7:00 p.m.**

BOARD MEMBERS PRESENT

Renee Powlette, President
Ryan Hamel, 2nd Vice President
Jennifer Birtwhistle, Secretary
Lori Stuntz, Treasurer

MANAGEMENT PRESENT

Sabiha Noorzai-Barbour, CMC Portfolio Manger
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Judith Guerny
Lance Rees
Mary (Molly) Warlow
Sue Davis

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:00 p.m. noting that a quorum was met with four (4) Board members present.

RESIDENT FORUM

- A resident wanted to know if the carpet removal that was performed by the homeowners could possibly be reimbursed to them from the Board due to it being a service that the contacting company would have charged the Board for anyways.

APPROVAL OF MINUTES – July 26, 2018

MOTION: Mr. Hamel **MOVED** to approve the minutes of the July 26, 2018 Board of Directors meeting as presented. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION

All Plumbing Proposal

MOTION: Mr. Hamel **MOVED** to approve the proposal set forth by All Plumbing Inc. for the installation of a new sewer main clean out at 3510 S Wakefield St. in the amount of \$5,700. The motion was **SECONDED** by Mr. Elgert and **PASSED** by unanimous consent.

Ratify Moore & Wright Proposal

MOTION: Ms. Stuntz **MOVED** to ratify the decision to approve the proposal from Moore & Wright Tree Service for tree removal on the rear side of South Wakefield Street in the amount of \$2,550.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Rear Door Replacement

MOTION: Ms. Stuntz **MOVED** to approve the request set forth by the homeowners of Acct # 00425-5806 for the reimbursement of costs and expenses incurred for rear door replacement due to a leaky overhang in the amount of \$1,820.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Landscaping

MOTION: Ms. Stuntz **MOVED** to approve the proposal from Merrifield Garden Center for several landscaping jobs within the community that would include work in Court #7, #11, #12, & #13 in the amount of \$7,999.42. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Fence Project

The fence project is now complete for the entire community.

Fence Post Caps

The fence post caps must be changed from the previously approved wooded caps. The Board and Management will work with the fence company to view their options including their caps.

OFFICER REPORTS

President: Ms. Powlette stated that Mr. William (Billy) Elgert and his family have moved out of the community so he has vacated his Board position. She thanked Billy for his service and willingness to volunteer for the Board.

There is a current position open on the Board and they are looking for volunteers.

Treasurer: The financials were presented and reflect that as of June 2018, the Association's Total Cash and Investments are \$1,766,514.00, Year to Date Income is \$956,584.00, Year to Date Expenses are \$909,386.00, and the Year to Date Net Income is \$47,197.00.

Secretary: No Report.

COMMITTEE REPORTS

Landscape: Ms. Guerny presented the Board with a proposal for an arborist to do a complete tree survey of the community. He suggested performing the survey on one (1) court to see what kind of information would be generated and its usefulness to this community before the remaining courts are approved as well.

Landscaping

MOTION: Mr. Hamel **MOVED** to approve the proposal from Bartlett Tree for tree and shrub work and tree pruning in Court #15 in the amount of \$1,384.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Recreation: No Report.

Pool: No Report.

Newsletter: No Report.

Finance: See “Treasurer’s Report”.

Fence: See “Matters for board Discussion/Information

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for September 27, 2018.

ADJOURNMENT

MOTION: Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 7:44 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary