

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
Fairlington Community Center  
Thursday July 26, 2018  
7:00 p.m.**

**BOARD MEMBERS PRESENT**

Renee Powlette, President  
Billy Elgert, Vice President  
Ryan Hamel, 2<sup>nd</sup> 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 & Erin Rees  
Mary (Molly) Warlow

**CALL TO ORDER**

Ms. Powlette called the meeting to order at 7:00 p.m. noting that a quorum was met with five (5) Board members present.

**RESIDENT FORUM**

- A resident wanted to voice her concerns about her back-yard area that is the lawn area between court #12 and Court #13. The area has had several trees and shrubs removed and now the slope no longer has any grass, so when it rains there is nothing preventing the rain and mud from sliding down the hill. She stated that the area needs grading, sod, and some plantings installed.
- A resident stated that the overhang above their back door was installed improperly by a Board approved repair company that the HOA paid for. This allowed for water to begin seeping in around an area that was not caulked correctly, so the wooden door frame and the door now need to be replaced. He wanted the Board to consider reimbursing him for the cost of the new door due to the faulty repair job.

**APPROVAL OF MINUTES – May 24, 2018**

**MOTION:** Mr. Elgert **MOVED** to approve the minutes of the May 24, 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:** Ms. Birtwhistle **MOVED** to approve the proposal set forth by All Plumbing Inc. for the replacement of the main sewer line at 4672 S 34<sup>th</sup> St. in the amount of \$8,700. The motion was **SECONDED** by Mr. Elgert and **PASSED** by unanimous consent.

### Sewer Back-up/Water Damage

**MOTION:** Ms. Birtwhistle **MOVED** to approve the request set forth by the homeowners of Acct # 00414-1091 for the reimbursement of costs and expenses incurred due to the sewer back up in the main line and broken pipe outside of their unit in the amount of \$2482.83. 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 have to 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.

### High Sierra Addendum

High Sierra Pools contacted Management to provide information on the lifeguard shortage which has resulted in the submission of a contract addendum to increase the 2018 pool contract due to having to cover additional costs to operate the Fairlington Mews Community pool. The Board reviewed the information and discussed their options.

### Visitor Parking in Court #13

The Board mentioned that there was a request to have the visitor's spot removed from Court #13 due to some residents in the court taking advantage of the privilege and not respecting the terms of the visitors parking policy.

### Basement Flooded

The Board stated that there is a homeowner in Court #7 that had her basement flooded 4 times within 1 year. Management had an engineer study performed on the home and its foundation to provide information on what is causing the flooding to occur. The Board discussed several possible options to remedy this situation.

## **OFFICER REPORTS**

**President:** Ms. Powlette stated the aluminum fence post caps are not the same size as the previous wooden fence post caps so they do not fit onto the newly installed wooden fence posts. The fence company will have to present the Board with additional options to complete this project. She also stated that the letters and numbers installation has begun and will continue throughout the community in the next few weeks.

**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.

**MOTION:** Ms. Stuntz **MOVED** to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

**Secretary:** No Report.

### **COMMITTEE REPORTS**

**Landscape:** No Report.

**Recreation:** No Report.

**Pool:** No Report.

**Newsletter:** The committee would like to issue a summer newsletter highlight and asks that residents submit articles they believe the community will like and find helpful.

**Finance:** See "Treasurer's Report".

**Fence:** The fence project is now complete so the work on the post caps and installing the street address numbers to the fences is the next phase.

### **ESTABLISHMENT OF NEXT BOARD MEETING**

The next monthly Board meeting is scheduled for August 23, 2018.

### **ADJOURNMENT**

**MOTION:** Ms. Birtwhistle **MOVED** to adjourn the Board of Directors meeting at 8:13 p.m. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary