

FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday September 27, 2018
7:00 p.m.

BOARD MEMBERS PRESENT

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

MANAGEMENT PRESENT

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

OTHERS IN ATTENDANCE

Judith Guerny
Penny Glass
Suzanne Davis
Brian Myers

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.

Board Election

MOTION: Mr. Hamel **MOVED** to appoint Mr. Gabe Butler into the open Board of Director's position. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

RESIDENT FORUM

- A resident inquired about the window well covers that the Board is requiring homeowners to install onto their homes and was wondering why the condo isn't financially responsible for this item and installation.
- A resident wanted to present his request to the Board to change the door on this home. He presented the Board with information on the actual door he wishes to install and the reasoning supporting his request.
- A resident wanted to inform the Board that the shutters on her home were still missing.

APPROVAL OF MINUTES – August 23, 2018

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the August 23, 2018 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION

Variance Rest for 3616 S. Wakefield

MOTION: Mr. Hamel **MOVED** to approve the variance request at 3616 South Wakefield St for a door change. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Variance Rest for 4610A

MOTION: Mr. Hamel **MOVED** to approve the variance request at 4610A 36th Street for a door change. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Variance Request for 4632B

MOTION: Ms. Birtwhistle **MOVED** to approve the variance request at 4632B 36th Street for the installation of a basement fire egress window and well, contingent upon a structural engineer's report being presented to the Board stating that the wall is sound to cut into and this construction won't cause damage to the neighboring unit. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Carpet Replacement 3600 S. Wakefield Street

MOTION: Mr. Butler **MOVED** to approve issuing the homeowners at 3600 South Wakefield Street the amount of \$1,778.22 for carpet replacement. 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 including the installation of the fence post caps. The vendor is now working on installing all the numbers and letters to the fences and replacing any boards that have begun to warp.

High Sierra Pool Proposal - 2019

MOTION: Ms. Stuntz **MOVED** to approve the proposal from High Sierra Pools for the 2019 Pool Management Contract in the amount of \$37,200.00. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

FHA Renewal

Management provided the Board with the FHA Certification Assistance Program Agreement. The Board Tabled the completion of the form until further information can be provided from Management.

OFFICER REPORTS

President: Ms. Powlette stated that Comcast has reached out to the community and would like to meet with the Board to discuss their new telecom options and would like to present what they now have to offer to residents of Fairlington Mews.

Treasurer: The financials were presented and reflect that as of July 2018, the Association's Total Cash and Investments are \$1,802,637.00, Year to Date Income is \$1,043,513.00, Year to Date Expenses are \$1,001,685.00, and the Year to Date Net Income is \$41,827.00.

Secretary: No Report.

COMMITTEE REPORTS

Landscape: Ms. Guerny presented the Board with a proposal from an arborist to perform a tree survey on one (1) court within the community and expressed her desire to have this type of information accessible to the Landscaping Committee as they feel that it will be very beneficial information to possess from a professional.

Landscaping

MOTION: Ms. Birtwhistle **MOVED** to approve the proposal from Environmental Enhancements for Landscaping repair and maintenance in Courts #1, 3, 4, 5, 8, 9, 13, 14, & 15 in the amount of \$6,311.00. The motion was **SECONDED** by Mr. Hamel 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 October 25, 2018.

ADJOURNMENT

MOTION: Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 8:02 p.m. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary