

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday January 24, 2019
7:00 p.m.**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Gabe Butler, Vice President

MANAGEMENT PRESENT

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

OTHERS IN ATTENDANCE

Judith Guerny
Penny Glass

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

- No resident comments.

APPROVAL OF MINUTES – December 6, 2018

MOTION: Ms. Birtwhistle **MOVED** to approve the minutes of the December 6, 2018 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION

AIAI Insurance Renewal Policy

MOTION: Ms. Birtwhistle **MOVED** to approve the insurance renewal verification from Associations Insurance Agency, Inc. beginning April 1, 2019. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Somerset Snow Removal Policy

MOTION: Ms. Stuntz **MOVED** to ratify the decision previously made by a unanimous email vote to utilize Somerset Landscaping Company for the snow removal agreement during the period from first snow Fall 2018 to April 2019. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

Environmental Enhancement Proposal

MOTION: Ms. Stuntz **MOVED** to approve the proposal from Environmental Enhancements for the service of winter selective pruning and rejuvenation throughout Courts # 1-8 for an amount of \$4,729.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Fence Project

The fence project is nearly complete for the entire community. There are several fence numbers that still need to be fixed, along with some fence post caps. The fence company is still awaiting the permit for the retaining wall behind Court #6 to complete the fence project.

OFFICER REPORTS

President: Ms. Powlette discussed the recent Government Shutdown and the potential effects it may have on homeowners. She stated that as a Board collectively they will have the stance to be understanding with any furloughed Federal worker that expresses they are having difficulty making their monthly assessment payment.

Treasurer: The financials were presented and reflect that as of November 2018, the Association's Total Cash and Investments are \$1,874,622.00, Year to Date Income is \$349,210.00, Year to Date Expenses are \$332,122.00, and the Year to Date Net Loss is \$17,089.00.

Ms. Stuntz stated that the annual audit has been approved and she is now planning for the upcoming Reserve Study and has scheduled a Reserve Site walk for February 5th, 2019.

Secretary: No Report.

COMMITTEE REPORTS

Landscape: Ms. Guerny discussed the potential planting that would be located near the fence line on King Street. The Committee has some ideas but wanted to make sure their ideas were in line with what the Board has envisioned for that area and if both ideas were within the budget that was set aside

Recreation: No Report.

Pool: No Report.

Newsletter: The Winter newsletter has already gone out to homeowners and the Spring newsletter will go out in March.

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 February 28, 2019.

ADJOURNMENT

MOTION: Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 7:35 p.m. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary