

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday March 28, 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, 1st Vice President

MANAGEMENT PRESENT

Lisa Gardner, CMC Portfolio Manger
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Josh & Kara Boyer
David Krane
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

- A resident inquired about the Board's plans for replanting all of the trees from various locations that have been removed recently in Court #2 and #4.

APPROVAL OF MINUTES – February 28, 2019

MOTION: Mr. Hamel **MOVED** to approve the minutes of the February 28, 2019 Board of Directors meeting as presented. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION

Chimney Proposal

MOTION: Ms. Birtwhistle **MOVED** to approve the proposal from Kolas Contracting Inc. for Chimney Masonry Repoint work in the amount of \$5,500.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Post Lighting Re-feed Proposal

MOTION: Ms. Birtwhistle **MOVED** to approve the proposal from Power Systems Electric for Post Lighting Re-feeding in the amount of \$1,841.93. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Unit 4666A Issue

The homeowner at 4666A South 34th Street has had water entering her unit whenever it rains. CMC Management will have onsite maintenance take an in-depth review of the situation to see what the next steps should be to fix this issue.

Bartlett Tree

MOTION: Ms. Stuntz **MOVED** to approve the proposal from Bartlett Tree Experts for pest management of the American Elm tree for PM-Borers and Dutch Elm disease in the amount of \$1,396.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Comcast

Comcast was performing work throughout the community which required some digging and the removal of dirt. However, when this work was completed several areas were not returned to their original state. The Board discussed the proposal from Environmental Enhancements for the area repairs that were dug up by Comcast in the front of Court #9.

MOTION: Mr. Hamel **MOVED** to approve the proposal from Environmental Enhancements to clean up debris and install new sod in the front of Court #9 in the amount of \$1,383.00. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

OFFICER REPORTS

President: Ms. Powlette stated that she has received several complaints about the weeds growing within the community in the common landscaped areas. The landscaper sprays the lawns with an organic chemical and has previously stated that this chemical will not prevent weeds from popping up.

Treasurer: The financials were presented and reflect that as of February 2019, the Association's Total Cash and Investments are \$1,926,020.00, Year to Date Income is \$610,676.00, Year to Date Expenses are \$615,824.00, and the Year to Date Net Loss is \$5,148.00.

Ms. Stuntz stated that the draft budget will start to be worked on in April in preparation for the mail out in May.

Secretary: The Spring newsletter has gone out to the community.

COMMITTEE REPORTS

Landscape: Ms. Guerny reviewed the list of patio violations including necessary tree removals and lights affixed to the home and the need to trim bushes.

Recreation: No Report.

Pool: No Report.

Newsletter: See “Secretary’s Report”.

Finance: See “Treasurer’s Report”.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for April 25, 2019.

ADJOURNMENT

MOTION: Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 7:42 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary