

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
Fairlington Community Center  
Thursday April 25, 2019  
7:00 p.m.**

**BOARD MEMBERS PRESENT**

Renee Powlette, President  
Ryan Hamel, 2<sup>nd</sup> Vice President  
Lori Stuntz, Treasurer

**BOARD MEMBERS ABSENT**

Gabe Butler, 1<sup>st</sup> Vice President

**MANAGEMENT PRESENT**

Sandy Short, CMC Condo Division Director  
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 three (3) Board members present.

**RESIDENT FORUM**

- No Resident Comments.

**APPROVAL OF MINUTES – March 28, 2019**

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

**MATTERS FOR BOARD DISCUSSION/INFORMATION**

**Merrifield Proposal**

**MOTION:** The motion to approve the proposal set forth by Merrifield Garden Center for drainage, grading, lawn repairs and planting was **tabled** to allow management to get additional landscaping bids to present to the Board.

## **OFFICER REPORTS**

**President:** Ms. Powlette stated that she has received several complaints about the weeds all over the community in the common area lawns. This has occurred due to the landscaper using an organic spray on the lawns which may need to be reevaluated. There will also be notices going to the residents soon concerning patio violations that can now be worked on as the weather permits. Lastly she stated that there will be major street closures on April 27<sup>th</sup> for an event.

**Treasurer:** The financials were presented and reflect that as of March 2019, the Association's Total Cash and Investments are \$1,964,398.00, Year to Date Income is \$697,737.00, Year to Date Expenses are \$697,777.00, and the Year to Date Net Loss is \$40.00.

Ms. Stuntz discussed the upcoming expenses of the community; funding the reserves to deal with any repairs or replacements due to an aging community and increasing the landscaping budget to make sure the community's trees and lawn are well taken care of.

**MOTION:** Mr. Hamel **MOVED** to recommend increasing the HOA fee by 2% for the new budget year. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

## **COMMITTEE REPORTS**

**Landscape:** See "Matters for Board Discussion/Information"

**Recreation:** No Report.

**Pool:** No Report.

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

## **ESTABLISHMENT OF NEXT BOARD MEETING**

The next monthly Board meeting is scheduled for May 23, 2019.

## **ADJOURNMENT**

**MOTION:** Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 7:59 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary