

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

BOARD MEMBERS PRESENT

Renee Powlette, President
Gabe Butler, 1st Vice President
Lori Stuntz, Treasurer
Kimberly Whittet

BOARD MEMBERS ABSENT

Ryan Hamel, 2nd Vice President

MANAGEMENT PRESENT

Crystal Williams, CMC Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Judith Guerny
Fern Birtwistle
Sue Davis

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 community getting a secured website.
- A resident questioned if homeowners can post comments or questions on the current community website.

APPROVAL OF MINUTES – May 23, 2019

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the May 23, 2019 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION

Shutter Replacement

MOTION: Mr. Butler **MOVED** to approve Kolas Contracting Inc. proposal for the replacement of 975 pairs of new vinyl black louvered shutters, discarding existing shutters, and filling any unused holes with clear silicone caulk in the amount of \$108,459.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Variance Request

MOTION: Ms. Whittet **MOVED** to approve the Variance Request at 4615 36th Street to put up a wall that was previously removed. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Landscaping

The Landscaping presented that in Court #4 within the central area where children play, the grass has been worn down and need to be addressed. They also want the Board to contact the county concerning the 2 large standing bodies of water on 36th Street to see what can be done to drain them to help in controlling the mosquito population.

In Court #11 a homeowner stated that there is a dead dogwood tree that they would like to have removed but the community's landscaping company stated that the tree is just dormant and needs to be watered.

OFFICER REPORTS

President: Ms. Powlette stated that it has been reported that some residents are still feeding the birds in Court #2 which has increased the population of squirrels. She advised those homeowners to cease this action as it is against the law to feed the squirrels when they become aggressive.

Treasurer: The financials were presented and reflect that as of June 2019, the Association's Total Cash and Investments are \$2,066,129.00, Year to Date Income is \$961,858.00, Year to Date Expenses are \$944,121.00, and the Year to Date Net Income is \$13,195.00.

Ms. Stuntz stated that the community needs to start getting bids for a painting proposal for exterior painting for the upcoming painting project in the fall.

She also tasked Management to move \$150K into MSSB to be within the FDIC limit at PPB.

COMMITTEE REPORTS

Landscape: See "Matters for Board Discussion"

Recreation: No Report.

Pool: No Report.

Finance: See "Treasurer's Report".

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for August 22, 2019.

EXECUTIVE SESSION

MOTION: Mr. Butler **MOVED** to convene into an Executive Session at 7:40 p.m. to discuss delinquencies, and the architectural report. The motion was **SECONDED** by Ms. Whittet and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to reconvene from Executive Session at 7:46 p.m. The motion was **SECONDED** by Ms. Whittet and **PASSED** by unanimous consent.

EXECUTIVE SESSION DECISION

MOTION: Ms. Whittet **MOVED** to approve the request to install a stair lift on the outside of the unit, inside the hallway at 3604 S. Wakefield Street #B2. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

The New Board Positions

Renee - President

Gabe - 1st Vice President

Ryan - 2nd Vice President

Lori - Treasurer

Kim - Secretary

The New Board Terms

Kim - 3 years

Gabe - 1 year

ADJOURNMENT

MOTION: Mr. Butler **MOVED** to adjourn the Board of Directors meeting at 7:53 p.m. The motion was **SECONDED** by Ms. Whittet and **PASSED** by unanimous consent.

Respectfully Submitted by:

Kemi Ojumu, Recording Secretary