

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday July 23, 2020
7:00 p.m.**

BOARD MEMBERS PRESENT

Renee Powlette
Gabe Butler
Ryan Hamel
Lori Stuntz
Robert Efimba

MANAGEMENT PRESENT

Justin Field, NRP Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Susan Ross
Evan Haines

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 via Conference Call.

RESIDENT FORUM

- A resident questioned what the issue was with having yard signs.

APPROVAL OF MINUTES – May 28, 2020

MOTION: Mr. Butler **MOVED** to approve the minutes of the May 28, 2020 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

COMMITTEE REPORTS

No Reports.

MANAGEMENT REPORTS

Management presented a list of items they have been working on since the last Board meeting.

Financial Report

Management presented the financials as of April 2020. A copy of the report was included in the Board package for review.

NEW BUSINESS

Ratification of Expenses Approved between Meetings

MOTION: Mr. Butler **MOVED** to ratify the contract with Ploutis Contracting for carpentry repairs in Courts #2-4 in the amount of \$3,880.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Ploutis Contracting for carpentry repairs in Courts #5-6 in the amount of \$2,300.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with DMA Cleaning Services for the pool cleaning contract in the amount of \$1,091.00/month. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Environmental Enhancements for cleanup and weeding around the AC units in the amount of \$1,459.44. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract High Sierra Pools to preform preoperating inspection and order necessary supplies in the amount of \$6230.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Sanitech Restoration LLC to perform repairs at 3416 S. Wakefield in the amount of \$2,594.26. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the High Sierra Pool Contract Addendum Proposal. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with High Sierra Pools to perform detail leak survey for the main pool and investigate clogged skimmer line in the amount of \$1,705.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with High Sierra Pools to replace sand, gravel, and laterals in two TR140 filters for the main pool in the amount of \$1,870.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with High Sierra Pools to replace a 3in double Union Valve (Backwash) in the amount of \$270.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Kolas Contracting Inc. to perform interior repairs at 4688 S. 36th St in the amount of \$850.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Moore & Wright Tree Service to remove three (3) dead trees in the amount of \$825.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Change in Attendance

Mr. Robert Efimba arrived at 7:04 pm.

MOTION: Ms. Stuntz **MOVED** to approve the contract with Kolas Contracting Inc. to perform exterior repairs at the pool house in the amount of \$3,420.00. The motion was **SECONDED** by Mr. Efimba and **PASSED** by majority rules. Mr. Hamel opposed.

MOTION: Mr. Butler **MOVED** to approve the variance request at 4633 S. 36th St A2 to remove the interior front closet wall. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to approve the variance request at 3444 S. Wakefield Street for a first floor renovation of the kitchen to remove a non-load bearing wall. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Presidents Report

Ms. Powlette stated that there was a car broken into in Court #10 and where some change was taken and then there was a car stolen out of Court #9 between the hours of 3am and 5 am during the week. She announced that residents will start getting notices to remove signs from their front yards because they are not allowed within the community. Only temporary and realtor signs are allowed. The pool company is now requiring residents to wear masks when checking in so she urged homeowners to be mindful of the change. There have been some complaints concerning the reservation list for the use of the pool so management will look into this matter. Lastly Mr. Efimba presented information on the squirrel challenge in Fairlington. A few days ago, the Board chair shared information that she received from a Mews resident whose car had been substantially damaged, especially in the electrical wiring, by squirrels. Mr. Efimba checked the extent of the problem for possible solutions and these are the findings:

- The service personnel at the BMW dealership in Alexandria have not yet returned his calls or emails.
- A resident in Fairlington Arbor reported hearing of a similar case of car damage by squirrels in Alexandria, and suggested to contact the Shell Service Station in Shirlington.
- When he called the Shell Station in Shirlington, they were aware of the problem; it is quite prevalent in Fairlington; they can provide repairs, and the repairs are usually covered by insurance.
- As a preventative measure, the Shell Station spokesperson suggested placing moth balls in bundles in strategic locations under the hood of the car to deter squirrels.

EXECUTIVE SESSION

MOTION: Mr. Hamel **MOVED** to convene into an Executive Session at 7:42 p.m. to discuss delinquencies, and the architectural report. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MOTION: Mr. Hamel **MOVED** to reconvene from Executive Session at 7:48 p.m. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to establish the following Board positions;

Ms. Renee Powlette - President

Mr. Ryan Hamel - 1st Vice President

Mr. Robert Efimba - 2nd Vice President

Ms. Lori Stuntz – Treasurer

Mr. Gabe Butler - Secretary

The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for August 27, 2020.

ADJOURNMENT

MOTION: Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 7:50 p.m. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Respectfully Submitted by:

Kemi Ojumu, Recording Secretary