

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday August 27, 2020
7:00 p.m.**

BOARD MEMBERS PRESENT

Renee Powlette
Gabe Butler
Lori Stuntz
Robert Efimba

BOARD MEMBERS ABSENT

Ryan Hamel

MANAGEMENT PRESENT

Justin Field, NRP Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Jim Morris
Tricia Bianco
Sue Davis
Fern Birtwistle

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

- No Comments

APPROVAL OF MINUTES – July 23, 2020

MOTION: Mr. Butler **MOVED** to approve the minutes of the July 23, 2020 Board of Directors meeting as presented. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

COMMITTEE REPORTS

Landscape Committee

The landscaping committee inquired about their budget for the remainder of the year as they have plans for some work in Courts #2-5 to replace the current plants with native trees. They have also begun taking pictures throughout Courts #7-11 to evaluate the area for future projects.

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 July 2020. A copy of the report was included in the Board package for review.

NEW BUSINESS

Ratification of Expenses Approved between Meetings

MOTION: Ms. Stuntz **MOVED** to ratify the contract with Ravensworth Welding for in the amount of \$560.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to ratify the contract with All Plumbing for drainage pipe repairs in the amount of \$4,800.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

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MOTION: Ms. Stuntz **MOVED** to ratify the contract with High Sierra Pools for pool winterization in the amount of \$494.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to ratify the contract with Katchmark for roof repair in the amount of \$1,200.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

4688 36th Leak

Ms. Powlette stated that this unit that is below grade and has a retaining wall that impedes on water flow so the Board will need to investigate the issue and get some proposals to remedy the situation.

Change in Attendance

Mr. Robert Efimba arrived at 7:18 pm.

Patio Floods

Mr. Butler stated that the homes behind the pool are on a slope so the patios have sunk. There is a clear space between the house and patio so now water is getting in and their patio floods and the homeowners want to make sure water isn't sitting against their building for an extended period of time. The Board noted that there are drains in the ditch area before the fences to the homes but they aren't catching the water fast enough to prevent the flooding. So the Board wants to make sure the landscaper is cleaning grass and debris from those drains to prevent water back up as patios are exclusive spaces that are the responsibility of the homeowners

Double Tennis Court

Ms. Powlette stated that the ground under the tennis courts is not stable so it will always crack. Management gave several ideas to the Board on how to potentially repurpose the area even though the tennis courts are getting a lot of use lately. So the Board may want to poll the community to see if they have any ideas.

Request for Reimbursement

Ms. Powlette stated that a resident has made a request for reimbursement. There was a clogged sink and a plumber had to snake drain about 40ft down while using a camera to look through the line and saw tree roots and baby wipes in the pipe. The homeowner spent about \$750 and wants to be reimbursed by the Association.

PRESIDENTS REPORT

Ms. Powlette stated that she has received several inquiries concerning security cameras. She has seen some residents install doorbell camera and security camera because of all the cars being broken into within the community lately. Ms. Powlette stated that there is no guideline against the installation of cameras, except in common areas where they are still not allowed.

Homeowners will still need the Board's permission to secure anything onto the exterior bricks as holes into exterior structures is not allowed. The Board may install cameras in common areas for safety reasons but will need to consult legal before proceeding. Some residents have failed to pay their condo fees and will be going into collections soon so the Board urges homeowners to pay their condo fees. There is a new management company so the location in which to send Association fees to has changed, and the move in move out fee on a resident's account is due to the transition. The Board will eliminate any late fees on the delinquency list that has a balance below \$10 to clean up the report. Ms. Powlette noted that there is a dead tree on the King Street Island and the Association has received a letter from Arlington City to take care of the tree but she believes that this tree actually belongs to the County so she will reach out to the county for clarity. Lastly the Board mentioned giving a bonus to the B Building cleaning representative that has also been cleaning the pool every day for 7 days a week for it to be in compliance to be opened.

MOTION: Mr. Butler **MOVED** to approve the end of the pool season bonus to Mr. Oscar Segeto of DME cleaning in the amount of \$300.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

EXECUTIVE SESSION

MOTION: Ms. Stuntz **MOVED** to convene into an Executive Session at 8:06 p.m. to discuss delinquencies, and the architectural report. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to reconvene from Executive Session at 8:08 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for September 24, 2020.

ADJOURNMENT

MOTION: Mr. Butler **MOVED** to adjourn the Board of Directors meeting at 8:10 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary