

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday September 24, 2020
7:00 p.m.**

BOARD MEMBERS PRESENT

Renee Powlette
Lori Stuntz
Robert Efimba

BOARD MEMBERS ABSENT

Ryan Hamel
Gabe Butler

MANAGEMENT PRESENT

Justin Field, NRP Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Sue Davis
Judith Guerney
Angela Hall

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:10 p.m. noting that a quorum was met with three (3) Board members present via Conference Call.

RESIDENT FORUM

- No Comments

APPROVAL OF MINUTES – August 27, 2020

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the August 27, 2020 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

COMMITTEE REPORTS

Landscape Committee

The landscaping committee stated that the annual tree survey will be starting on Tuesday September 29th with Moore and Wright Trees Service. Moore and Wright have also offered to cut down and trim trees on homeowner's property if needed. The next items that need to be addressed will be the ivy removal in Courts #7 and #12 and the community is getting free trees in October and just need to mark where they will be placed. The Committee has met with Merrifield on what additional plantings can go on King Street. They also met with Nate Erwin after the conservation garden was completed and had him look at Court #7 and #12 for possible planting ideas.

MOTION: Mr. Efimba **MOVED** to approve the proposal from Merrifield Garden Center for tree and shrub plantings to be placed along King Street in an amount not to exceed \$12,000.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

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 August 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 All Plumbing for Court #11 drainage repairs in the amount of \$9,700.00. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to ratify the contract with All Plumbing for the 4688 S. 36th Street leak repairs in the amount of \$3,500.00. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to ratify the contract with All Plumbing for Court #9 drain line repair in the amount of \$1,680.00. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

Double Tennis Court

Ms. Powlette discussed the results from the survey and recommendations for the area once the double tennis court is removed. Mr. Field stated that once this amenity is removed something does need to replace it for property value. The Board will look into getting a geotechnical engineer to review the area that the double tennis courts are on to see what can actually be placed there safely.

PRESIDENTS REPORT

No Report

EXECUTIVE SESSION

MOTION: Ms. Stuntz **MOVED** to convene into an Executive Session at 7:51 p.m. to discuss delinquencies, and the architectural report. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to reconvene from Executive Session at 7:55 p.m. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

EXECUTIVE SESSION DECISION

MOTION: Mr. Efimba **MOVED** to instruct the attorney to start court proceedings on Account #FM0014205. 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 October 22, 2020.

ADJOURNMENT

MOTION: Mr. Efimba **MOVED** to adjourn the Board of Directors meeting at 7:58 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary