

FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday January 28, 2021
7:00 p.m.

BOARD MEMBERS PRESENT

Renee Powlette
Lori Stuntz
Robert Efimba
Gabe Butler
Ryan Hamel

MANAGEMENT PRESENT

Justin Field, NRP Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Sue Davis
Judith Guerny
Lance Rees
Ann Noonan

GUEST SPEAKER

Gary Howes – Roof Contractor

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:00 p.m. noting that a quorum was met with five (5) Board members present via Conference Call.

RESIDENT FORUM

- None

APPROVAL OF MINUTES – December 3, 2020

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the December 3, 2020 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

COMMITTEE REPORTS

Landscape Committee

The landscaping committee provided an update on what has been occurring in the community since the last Board meeting. Moore and Wright Trees Service has been on property and completed their work of trimming the Crepe Myrtle tree. Trees have been planted in Courts # 1, 3, & 11. Lastly there needs to be work done in Court #4, the grounds needs to be coddled off to amend the soil which is affecting 2 willow trees that are in that area. The area will take between 6 months to 1 year to be amended.

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

UNFINISHED BUSINESS

Ratification of Expenses Approved between Meetings

MOTION: Mr. Butler **MOVED** to ratify the contract with Kolas Contracting Inc. for brick stoop repairs at 3444 S. Wakefield St in the amount of \$1,975.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Katchmark for roof repairs at 4626 36th St in the amount of \$1,800.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to ratify the contract with Katchmark for roof repairs at 3542 S. Wakefield St in the amount of \$775.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Engineering Drawings for Drainage Repairs

Management provided the Board with the proposal from Recreation Engineering Inc. to provide engineering drawings for the drainage work behind 4629 36th St.

Drainage Proposal behind 4629 36th St. S A1/A2

MOTION: Mr. Butler **MOVED** approve the proposal from All Plumbing Inc. for drainage repairs behind 4629 36th St S A1/A2 in the amount of \$6,700.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by majority rule. (4:1)

Double Tennis Court Engineering Update

The Board discussed the engineer proposal from Engineering and Technical Consultants, Inc. to do a visual examination and provide a geotechnical report of the double tennis court area to determine the quality soil. The Board will move forward with the demolition of the back half of the tennis court and fence in the remaining court.

NEW BUSINESS

Variance Report

MOTION: Mr. Hamel **MOVED** to approve the variance request from the owner of 4619B 36th St. S to remove the kitchen/dining room wall. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

D & O Insurance Policy Renewal

MOTION: Mr. Butler **MOVED** to approve the renewal of the Directors & Officers Insurance policy in the amount of \$2,931.00. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Court 10 Light Poles Repair Proposal

MOTION: Ms. Stuntz **MOVED** approve the proposal from Power Systems Electric to repair the ground faults between the posts at 4604 and 4608 to solve the issue of the light poles in Court#10 that are continually going out and tripping the breaker in the amount of \$4,623.05. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

FHA Recertification Proposal

MOTION: Mr. Butler **MOVED** approve the proposal to work on the recertification of FHA approval of Fairlington Mews in the amount of \$1,200.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Roof Repair Proposal

MOTION: The motion for the various roof repairs proposal was **tabled** to allow for all of the proposals to be reviewed by the Board.

Guest Speaker – Mr. Gary Howes, Roof Contractor

Mr. Butler introduced Mr. Gary Howes, Chairman of the Slate Roofing Contractors Association, and the COO of the Durable Group, to provide the Board with some information and guidance related to maintenance of the slate roofs.

Mr. Gary Howes is a member of the National Roof Company and has 31 years of experience in the roofing industry. He did a complete roof evaluation in Fairlington Meadows last year and stated that Fairlington Mews has similar roofs to that community.

He noted that several roofs just have organic growth on them and that can be easily cleaned but doesn't have to be done as it doesn't affect the quality of the roof just changes the color to have green hue. He stated that overall the roofs in the community are in good shape and in good service shape. Mr. Howes stated that slate is a high quality value of roof due to its life span as slate changes and evolves very slowly.

He stated that there are three types of slate roofs. Pennsylvania slate roofs which can last for 75-100 years, and Pennsylvania black slate roof which have a shorter useful life of between 50-75 years. There are Vermont slate roofs which can be different colors and last for 150 plus years. Lastly there are Virginia Buckingham slate roofs which have an unfading color and low absorption rate and can last for up to 300 years.

He provided his observation on some of the repairs that have occurred over the years. Some roofs have different color slates for the repairs that were done. Some repairs were done where a metal tab was used to hold the slate in place but these tabs can open after a while and the slate would eventually fall out and need to be replaced again. He showed where a white caulk was used to seal the edges of a roof, which should never be done. Lastly he showed where nails were

placed through the face of the slate which will eventually deteriorate causing the need for replacement.

Questions:

How do you determine the lifespan of the slate on the roofs?

- The type of slate that was use, what kind of nails were used for installation, and how long the structure has been up, help determine the life span of the slate roof.

Why would a contractor hired to repair our roofs not use a matching color of slate for the repair?

- It may have been what they have on hand, as our company currently has thousands of types of slate on hand in our warehouse. But a contractor should at least try and match the repair slate tile to the current slate color within the community.

What does a good service life for our roofs mean?

- It means that besides some minor maintenance needed here and there that the roof should last for up to 100-150 years, as it's a Vermont green slate roof.

Fire Pit Discussion

The Board discussed the attorney's notes on fire pits and open flames. Arlington County adopted the Virginia Statewide Fire Prevention Code (VSFPC) which does not permit portable outdoor fireplaces to be operated within 15 feet of a structure or combustible material. The Arlington's Code provides that no person shall kindle, authorize to be kindled or maintain any permitted fire in such a manner that could endanger the person or property of another. So a fire pit or other type of warming fire would not be permitted in the limited common element patios as they would be within 15 feet of a structure and possibly combustible material.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for February 25, 2021.

ADJOURNMENT

MOTION: Ms. Stuntz **MOVED** to adjourn the Board of Directors meeting at 8:11 p.m. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Respectfully Submitted by:

Kemi Ojumu, Recording Secretary

