

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday April 22, 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
Sherry Webster
Fern Birtwistle
Rosalind Singer
Kim Baumgartner
Carroll Mitchell

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 inquired about the brick stairs work progress.
- A resident requested to have wind chimes defined as a noise nuisance, as there are several hanging throughout the community that need to be removed.

APPROVAL OF MINUTES – March 25, 2021

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the March 25, 2021 Special Meeting as presented. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

COMMITTEE REPORTS

Landscape Committee

Court 4 Proposals

The landscaping committee discussed the 3 proposals submitted for the proposed shade garden in Court #4. She stated that each court is different, so different style gardens in each court would contribute to the aesthetic of the community. She also clarified that that the shade garden would contain native plants which reduce the collection of water which would help to limit the number

of mosquitos. She would have the soil amended prior to any work being done so the planting would have a better chance of survival.

The committee also noted that three (3) new trees have been delivered and planted. Moore and Wright has walked the property and identified several trees that are dying and need to be removed in the near future.

Change in Attendance

Mr. Robert Efimba arrived at 7:06 pm.

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 March 2021. A copy of the report was included in the Board package for review.

UNFINISHED BUSINESS

Update on Double Tennis Court

The Board discussed the survey results and the top choice was for benches and picnic tables to be placed in the new open area. Management will gather additional information and present proposals to the Board to make a final decision on.

MOTION: Mr. Hamel **MOVED** to approve the proposal from ATC Corp for the removal of the current double tennis court and the replacement to one single tennis court in an amount of \$133,775.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by majority rule. (4-1)

Roofing Committee Discussion

Mr. Butler presented the committee's project charter and will send it out to the community for information on the new committee and volunteer signup.

NEW BUSINESS

Variance Request – 4696 36th St

MOTION: Mr. Butler **MOVED** to approve the variance request from the owner of 4696 36th St. to alter the kitchen and the 2nd floor bathroom. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Variance Request – 4698 36th St

MOTION: Mr. Hamel **MOVED** to approve the variance request from the owner of 4698 36th St. for the 2nd floor bathroom renovations. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Brick Stoop Repair Discussion

The Board tasked Mr. Burcham to meet with contractors and solicit proposals for the repair of the brick stoops throughout the community as there are 17 stoops that need to be repaired. At the time of the meeting one only one proposal had been received.

Ms. Stuntz **moved** to approve the proposal from Kolas for masonry brick work repairs in the amount of \$4,562.00. The motion was not seconded.

The Board tabled the decision to allow for additional bids to be received.

Umbrella Insurance Policy Renewal

MOTION: Mr. Hamel **MOVED** to approve the proposal from Harp Inc. for the 2021- 2022 insurance policy in an amount of \$3,963.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Draft 2020 Audit Review

MOTION: Ms. Stuntz **MOVED** to approve the FY 2020 draft audit. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Pool Season Discussion

Management stated that the pool will be opening on Memorial Day weekend so the pool management company will begin their pre inspection to see what needs to be done prior to opening day. The Board will allow residents to bring guest as long as the extra people don't interfere with the capacity limits. The Board also discussed whether to require reservations, waivers, and a COVID checklist.

FY 22 Budget Process Update

Management is beginning work on the FY 2022 budget for preparation of the first draft to go out to the Board by the May meeting.

2021 Annual Meeting Preparations

Management has begun the preparations for the 2021 Annual Meeting. The community will be using VOTE HOA Now again this year as it worked very well last year.

PRESIDENTS REPORT

Ms. Powlette stated that the community is in the process of repairing the parking lots. Mr. Burcham is working on getting bids for restriping, seal coating, and crack fill.

EXECUTIVE SESSION

MOTION: Mr. Hamel **MOVED** to convene into an Executive Session at 8:06 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 8:27 p.m. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for May 27, 2021.

ADJOURNMENT

MOTION: Mr. Butler **MOVED** to adjourn the Board of Directors meeting at 8:30 p.m. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary