

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS**  
**BOARD OF DIRECTORS MEETING**  
**Via Conference Call**  
**Thursday May 27, 2021**  
**7:00 p.m.**

**BOARD MEMBERS PRESENT**

Renee Powlette  
Lori Stuntz  
Gabe Butler

**BOARD MEMBERS ABSENT**

Ryan Hamel  
Robert Efimba

**MANAGEMENT PRESENT**

Justin Field, NRP Portfolio Manager  
Kemi Ojumu, Recording Secretary

**OTHERS IN ATTENDANCE**

Sue Davis  
Judith Guerny  
Sherry Webster  
Fern Birtwistle  
Carroll Mitchell  
Jackie Livingston  
Penny Glass  
Anne Barraja  
Robert Dawson

**CALL TO ORDER**

Ms. Powlette called the meeting to order at 7:02 p.m. noting that a quorum was met with three (3) Board members present via Conference Call.

**RESIDENT FORUM**

- No Comments

**APPROVAL OF MINUTES – April 22, 2021**

**MOTION:** Mr. Butler **MOVED** to approve the minutes of the April 22, 2021 Board of Directors meeting as presented. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

## **COMMITTEE REPORTS**

### **Landscape Committee**

#### **Budget Request**

The landscaping committee co-chair, Ms. Davis, presented their budget request for FY 2022. The committee would like to have \$100K for the upcoming year as there are a lot of landscaping projects that need to be done around the Mews, especially in Court #4. Ms. Davis stated that the biggest ticket item on their budget is trees, which would include; planting trees, tree maintenance, the removal of dead trees, and hiring an arborists. She informed the Board that the community is so approachable to potential buyers due to nostalgia and the trees throughout the community play a significant role in that.

She also wanted to thank those homeowners that were out over the weekend watering the plants along King Street. The committee has also received a request from Courts #10 & #12 to have additional trees planted in their area, and would like to create a restoration bed along King Street to help with privacy, noise reduction, and water reduction which will help to reduce the mosquito population.

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

## **UNFINISHED BUSINESS**

### **Update on Double Tennis Court**

The ATC Corp has received the initial deposit for work on the current double tennis court, and management is working with them to schedule a start date for the project once the weather is warm enough for them to begin. The Board also discussed getting the single court that would remain in that area painted to allow for pickle ball as well. The back board currently located at the double tennis court would be moved to the other court and a new back board would be installed when the new court is completed.

### **Roofing Committee Discussion**

Management has received several homeowner requests to volunteer for the new roofing committee. The Board will also need to assign a board member to serve as the liaison for the committee.

## **NEW BUSINESS**

### **Sealing/Striping Courts Proposals**

**MOTION:** Ms. Stuntz **MOVED** to approve the proposal from Pro-Pave Inc. to perform asphalt repairs, crack seal work, apply seal coat, and striping throughout the entire community in an amount of \$39,823.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

### Brick Stoop Repair Proposals

The Board reviewed the proposal from Ev-Air-Tight to perform the repair of the brick stoops throughout the community.

### Draft FY2022 Budget

**MOTION:** Mr. Butler **MOVED** to approve the FY 2022 Draft Budget recommendation with the increase of 1.26% to the monthly assessments. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

### Draft Annual Meeting Mailer and Location Discussion

Management presented a draft of the annual meeting notice, agenda, and proxy that will be mailed to all of the unit owners. These documents were included in the Board package for review.

### FINS Pool Use Discussion

The Board discussed the request to permit the use of the pool by the FINS swim team for a total of 9 hours during a week in July.

### Pool Party Discussion

The Board discussed hosting a community pool party at the pool this summer on Sunday, June 13, 2021.

### VA Statute Changes

Management presented information obtained from Rees Broome, the Association's legal counsel, regarding the implementation of changes to the state statues that will impact common interest communities. The information was included in the Board package for review.

### 2021/2022 Audit Engagement Letter

**MOTION:** Ms. Stuntz **MOVED** to approve the proposal from the Goldklang Group to perform the 2021 and 2022 audit and tax preparation services in an amount of \$6,250.00 and \$6,450.00 respectively. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

### Umbrella Insurance Policy Renewal

**MOTION:** Mr. Butler **MOVED** to approve the proposal from Insurance Inc. for the 6/1/2021-6/1/2022 insurance policy for a total amount of \$71,146.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

### **ESTABLISHMENT OF NEXT BOARD MEETING**

The next meeting will be the Annual Meeting which is scheduled for June 24, 2021. The next monthly Board meeting is scheduled for July 22, 2021.

### **ADJOURNMENT**

**MOTION:** Ms. Stuntz **MOVED** to adjourn the Board of Directors meeting at 8:15 p.m. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary