

FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday September 23, 2021
7:00 p.m.

BOARD MEMBERS PRESENT

Renee Powlette
Lori Stuntz
Gabe Butler
Jackie Livingston

BOARD MEMBERS ABSENT

Robert Efimba

MANAGEMENT PRESENT

Justin Field, NRP Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Patrick Connally
Judith Guerny
Amy Blauman
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 three (3) Board members present via Conference Call.

RESIDENT FORUM

- A resident from Court #6 stated that when people move into the community and get Verizon installed, the technicians are leaving the white cable wires on the side of the building instead of burying them as they are supposed to.
- A resident from Court #3 requested to have additional signage in their court because there is only one way into their parking lot which insinuates a certain flow and the way cars are parked there represent that flow, but there is no official signage stating this. There was an incident where a UPS delivery driver came in the wrong way and was going too fast and his children had to jump out of the way to avoid being hit. So his wife confronted the driver to point out the directional flow of the lot and he argued with her that there is not signage to indicate that.
- A resident's son requested to have more tree houses put into the community.

Change in Attendance

Mr. Gabe Butler arrived at 7:05pm

MOTION: Mr. Butler **MOVED** to install a “Do Not Enter” sign in Court #3 on the left hand side of the street. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

APPROVAL OF MINUTES – July 22, 2021

MOTION: Ms. Livingston **MOVED** to approve the minutes of the July 22, 2021 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 co-chair, Ms. Davis, inquired if it was ok for the NRP manager to email all of the residents in Court #4 to see what they would prefer for the area in front of their court between the 2 oak trees. Would they like to have natural grasses installed or to have the area fenced off. She would also like input from the Court #13 residents if they would mind if the committee left the large maple tree in their area and just cut out the center. Lastly she stated that Mr. Burcham has noted 97 landscaping violations and that information will be sent to management so the appropriate letters can be sent to residents.

MOTION: Mr. Butler **MOVED** to approve the request of the landscaping committee to allow a questionnaire to be sent to all Court #4 residents for their opinion on how to mitigate the compacted soil in their court with either natural grasses or a fence. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MANAGEMENT REPORTS

The Management report was included in the Board package for review.

Financial Report

Management presented the unaudited year end financials as of July 2021 and the financials as of August 2021. A copy of the report were included in the Board package for review.

UNFINISHED BUSINESS

Update on Double Tennis Court

The ATC Corp has reported that they will begin work on the double tennis courts around October 1, 2021 due to having staffing issues because of the COVID-19 pandemic. They are proposed to complete the project this year but may have issues placing the top coat due to weather later on in the year as the temperature cools. If this occurs then they will return in Spring 2022 to complete the project.

NEW BUSINESS

2022 High Sierra Pool Management Proposal

MOTION: Ms. Stuntz **MOVED** to approve the proposal from High Sierra Pools for the Swimming Pool management contract for the 2022 pool season that runs from May 28, 2022 – September 5, 2022 in an amount of \$46,800.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by majority rule.

High Sierra Pool Cover Replacement Proposal

The Board discussed the topic of having the pool covered and tasked management to get additional bids on the project.

Kolas Carpentry Repairs Proposal

Kolas Contracting Inc. was contracted to perform the painting of Courts #7-11. During this project they noted several homes that would require carpentry repairs and provided a proposal for the Board to review and approve. The reviewed the submitted proposal and tasked management to request a proposal with actual linear feet measurements of each address that require repairs.

Moore and Wright Tree Proposal

MOTION: Ms. Stuntz **MOVED** to approve the proposal from More & Wright Tree Service to remove, prune and shape, or elevate 91 trees throughout The Fairlington Mews Community in an amount not to exceed \$30,000.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by majority rule. Mr. Butler abstained from voting on this motion.

Bat Mitigation Proposal

MOTION: Mr. Butler **MOVED** to approve the proposal from Jesse James Critter Gitters to install and remove bat valves and for working at heights in the amount out \$1,500.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Brick Stoop Repairs Proposal

MOTION: Ms. Stuntz **MOVED** to approve the proposal from LCS Property Services to perform the remaining repairs to brick stoops throughout the Fairlington Mews Community in an amount if \$43,236.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Request for Reimbursement

MOTION: Mr. Butler **MOVED** to approve the resident reimbursement request for a bat mitigation assessment fee in the amount of \$250.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Request for Reimbursement

The Board denied the resident reimbursement request for the Home Paramount Pest Control services conduct within her unit.

Request for Reimbursement

MOTION: Mr. Butler **MOVED** to approve the resident reimbursement request for tire replacement due to the paving project in the amount of \$135.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by majority rule.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for October 28, 2021.

ADJOURNMENT

MOTION: Ms. Stuntz **MOVED** to adjourn the Board of Directors meeting at 8:40 p.m. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary