

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS**  
**BOARD OF DIRECTORS MEETING**  
**Via Conference Call**  
**Thursday February 24, 2022**  
**7:00 p.m.**

**BOARD MEMBERS PRESENT**

Renee Powlette  
Lori Stuntz  
Jackie Livingston  
Nancy O'Brien

**BOARD MEMBERS ABSENT**

Robert Efimba

**MANAGEMENT PRESENT**

Kristen Beck, Legal Counsel  
Justin Field, NRP Portfolio Manager  
Kemi Ojumu, Recording Secretary

**OTHERS IN ATTENDANCE**

Judith Guerny  
Sue Davis  
Ryan Hamel  
Samantha Hamel  
Kim Baumgartner  
S. Webster  
Kelly Phipps  
Alexander Orkin  
Heidi Cohen  
Fern Birtwistle  
Rosalind Singer  
Patricia Nance

**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 stated that she was informed that a Board member had resigned and new one had been appointed by the Board to cover the remainder of that term. But also heard that in the past when a Board position is vacated before the term is over the community should be polled for volunteers and then can be voted on by the community and was wondering why that didn't happened this time.

- A resident inquired about the amenities in Court#6. Last April a survey was done for what to replace the 2<sup>nd</sup> tennis court with, as benches and trees were the top choices why haven't they been put in yet.
- A resident stated that the Fairlington newsletter, a group formed to highlight all Fairlington issues, had a column was created for the Mews and suggested the Board promote this newsletter more.
- A resident stated that as a new resident of the community they didn't get a chance to participate in the survey and suggested doing some landscaping and leaving an open flat area where residents can bring their own outdoor games to play on.
- A resident stated that he feels a good effort was put into doing the survey and want to know why the top choices of trees, landscaping, and benches isn't the only idea that is being considered for the cleared area that the tennis court was previously on.
- A resident stated that a letter was sent to the Board from residents and that a response has not been received yet.
- A resident stated that bocce ball and corn hole were not the top choices on the survey so why are those options even being considered as new amenities. He also stated that none of the Board members live in the area around where the new amenity will be placed so they will not be directly affected by what goes there so shouldn't the residents that do live in close proximity have a say in what goes there.
- A resident voiced concerns about what new amenity will be placed in an area that is so close to homes and is concerned about the increased dog traffic and other activities that may go on and would like to formally request a meeting with the Board, Management staff and all interested residents of Court#6.

### **APPROVAL OF MINUTES – January 27, 2022**

**MOTION:** Ms. Stuntz **MOVED** to approve the minutes of the January 27, 2022 Board of Directors meeting as presented. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent

### **COMMITTEE REPORTS**

#### **Landscape Committee**

The landscaping committee co-chair, Ms. Davis, stated that Environmental Enhancements' fees have been going up in the past few months and believes that now would be a good time to send out RFPs to see what other landscaping companies will be charging for their services.

**MOTION:** Ms. O'Brien **MOVED** to approve the proposal Merrifield Garden Center to perform Evergreen plantings along King Street near Unit 4686A in an amount of \$9,110.79. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

### **MANAGEMENT REPORTS**

Mr. Field stated that Mr. Burcham has gotten several bids for locks to go on the tennis court and that information will be sent to the Board for review. The Management report was included in the Board package for review.

### Financial Report

Management presented the financials as of December 2021. A copy of the report were included in the Board package for review.

### **PRESIDENT'S REPORTS**

Ms. Powlette stated the purpose of the survey was to get ideas from the community on what type of amenities they would like placed in the area where the double tennis court once was as it is being reduced to a single tennis court. She informed the residents that on the initial survey, the actual top result from the residents of this community was to have Barbeque Grills placed in that area for social use by the Fairlington Mews resident on a first come first served schedule. Taking into consideration the homes in close proximity to that area that particular suggestion was removed as an option and the other top choices were compiled together and resent to residents for a second survey to choose from these top choices. She noted that the Board Members have the final vote on what is going to be the community's newest amenity and are going to decide what is best for the entire community. Lastly she stated that ATC executed the contract as signed and left the area with a rough grade finish.

### **UNFINISHED BUSINESS**

#### Update on Double Tennis Court

Management is working on getting a combination lock installed where only residents in good standing will be given the access code. The Board has ordered the two (2) pickle ball nets which have arrived and will be installed in the spring. They are also reviewing the community's survey results to see what will be the best option of what to place in that area. Due to the large area a professional designer has been contacted to assist in the decision making process.

### **NEW BUSINESS**

#### Wind Chimes Discussion

Ms. O'Brien presented her research and verbiage on the wind chime discussion. A suggested solution that benefit all parties would be that wind chimes can be placed outdoors only when a resident is in use of their outdoor area and must be removed and taken back indoors when the resident is no longer outdoors. This information was presented to the Board and will be reviewed to determine if any additional actions are required for implementation.

#### Complaint Policy Resolution Update

**MOTION:** Ms. Stuntz **MOVED** to update the Policy Resolution No.12-01, Procedures Related to the Submission and Resolution of Complaints, once legal counsel's approval has been received. The motion was **SECONDED** by Ms. O'Brien and **PASSED** by unanimous consent.

#### FINS Swim Team

**MOTION:** Ms. O'Brien **MOVED** to allow FINS swim team to use the Fairlington Mews pool for swim practice for one (1) week during the month of July 2022 from 4pm to 9pm. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

### **EXECUTIVE SESSION**

**MOTION:** Ms. Livingston **MOVED** to convene into an Executive Session at 7:39 p.m. to consult with legal counsel to discuss the residents' petition and the design contract. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

**MOTION:** Ms. Livingston **MOVED** to reconvene from Executive Session at 8:22 p.m. The motion was **SECONDED** by Ms. O'Brien and **PASSED** by unanimous consent.

### **EXECUTIVE SESSION DECISION**

**MOTION:** Ms. Livingston **MOVED** to Table the decision to approve the proposal from KSDLA Garden Design & Planning to add amendments to the contract so the designer can provide multiple renderings with different site layouts and to schedule an onsite visit. The motion was **SECONDED** by Ms. O'Brien and **PASSED** by unanimous consent

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

The next monthly Board meeting is scheduled for March 24, 2022.

### **ADJOURNMENT**

**MOTION:** Ms. O'Brien **MOVED** to adjourn the Board of Directors meeting at 8:37 p.m. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary