

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
Via Conference Call  
Thursday January 27, 2022  
7:00 p.m.**

**BOARD MEMBERS PRESENT**

Renee Powlette  
Lori Stuntz  
Jackie Livingston

**BOARD MEMBERS ABSENT**

Robert Efimba

**MANAGEMENT PRESENT**

Justin Field, NRP Portfolio Manager  
Kemi Ojumu, Recording Secretary

**OTHERS IN ATTENDANCE**

Judith Guerny  
Sue Davis  
Ryan Hamel  
Carroll Mitchell  
Bill Ingalls  
Kim Baumgartner  
Nancy O'Brien  
Gretchen Martin  
S. Webster

**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.

**MOTION:** Ms. Stuntz **MOVED** to accept Mr. Gabe Butler's Letter of Resignation, effective immediately. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

**MOTION:** Ms. Stuntz **MOVED** to accept the nomination of Ms. Nancy O'Brien to the open Board position, effective immediately. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

**RESIDENT FORUM**

- A resident inquired if wind chimes within the community can be labeled a noise nuisance and request that residents remove them from their homes.

- A resident requested an update on her previous question that if a member of the roofing committee can provide insight as she is having work done in her attic where plumbing is involved and now has tar leaking onto the floor of her attic and wants to know if that is common.
- A resident inquired if there was going to be landscaping installed between the homes and the tennis courts as there used to be trees there but they were removed.
- A resident inquired if the dog park can be extended to the area that's on the other side of the playground.

### **APPROVAL OF MINUTES – October 28, 2021**

**MOTION:** Ms. Stuntz **MOVED** to approve the minutes of the October 28, 2021 Board of Directors meeting as amended. The motion was **SECONDED** by Ms. O'Brien and **PASSED** by unanimous consent.

### **APPROVAL OF MINUTES – December 9, 2021**

**MOTION:** Ms. Livingston **MOVED** to approve the minutes of the December 9, 2021 Board of Directors meeting as amended. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent

### **COMMITTEE REPORTS**

#### **Landscape Committee**

The landscaping committee co-chair, Ms. Davis, presented a proposal from Environmental Enhancements to perform rejuvenation pruning throughout Courts #6-10. She also stated that Merrifield Garden Center is behind on their work schedule of replacing the approved shrubs and trees and that Moore and Wright will be taking down the trees that fell during the last snow event.

**MOTION:** Ms. Stuntz **MOVED** to approve the proposal Environmental Enhancements to perform the Rejuvenation Pruning within Courts #6-10 in an amount of \$4,936.83. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

### **MANAGEMENT REPORTS**

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

#### **Financial Report**

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

### **UNFINISHED BUSINESS**

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

The Board stated that the "No Dogs Allowed" signs have been installed on the fence of double tennis court but have seen dogs on the court since the signs were installed so a lock has been placed on the fence for now as a combination lock is being researched. 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. The top recommendations have been for benches and picnic table to be installed but due to the large area the suggestion was made to get a professional designer to assist in the decision making process. The Court #6 residents have requested that their input be considered in the decision making process as well. The suggestion of including an area to play bocce ball, corn hole and a putting green were also made. Management will reach out to a designer for a quote and get proposals for a lock to present to the Board to vote on.

- A resident inquired if corn hole was installed, would it be a fixed permanent set or a movable set.
- A resident inquired if the community would provide the bean bags for corn hole or require residents to bring their own.

#### Update on Brick Stoop Repairs

Management stated that the community brick stoop repairs have been completed. LCS still needs to pressure wash a number of porches to complete their scope of work but will be discontinued until the spring. Management and Mr. Burcham will walk the community to inspect the work.

#### **NEW BUSINESS**

##### Draft 2021 Audit Approval

**MOTION:** Ms. Stuntz **MOVED** to approve the FY2021 Draft Audit submitted from the Goldklang Group CPAs P.C. The motion was **SECONDED** by Ms. Livingston and **PASSED** by Majority Rule. Ms. O'Brien abstained from the vote.

##### 2021 Tax Returns

Management presented the FY2021 prepared tax returns. Barring any objections the Board President or Treasurer will sign and return the document to Management.

##### D&O Insurance Renewal Approval

**MOTION:** Ms. Livingston **MOVED** to approve the proposal from Insurance Inc. for Directors & Officers Liability Insurance coverage for 04/1/2022 through 04/01/2023 in the amount of \$2,995.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

##### 4608 36<sup>th</sup> St. Drain Installation Proposal

**MOTION:** Ms. Livingston **MOVED** to approve the proposal from All Plumbing Inc. to perform storm pipe and area way drain installation behind 4608 South 36<sup>th</sup> St. in the amount of 4,900.00. The motion was **SECONDED** by Ms. O'Brien and **PASSED** by unanimous consent.

##### Variance Request – 3448 S. Wakefield Kitchen Remodel

**MOTION:** Ms. Stuntz **MOVED** to approve the variance request from the owner of 3448 S. Wakefield St. for the structural alteration of removing a load bearing wall and kitchen renovation. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Variance Request – 4682 34<sup>th</sup> St. S. Bathroom Installation

**MOTION:** Ms. O'Brien **MOVED** to approve the variance request from the owner of 4688 34<sup>th</sup> St. S. for the installation of a bathroom in the attic area of the unit. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Variance Request – 4625-A 36<sup>th</sup> St. South Kitchen Renovation

**MOTION:** Ms. Livingston **MOVED** to approve the variance request from the owner of 4625-A 36<sup>th</sup> St. South for the kitchen refrigerator alcove niche removal. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Blanket Variance - Kitchen Remodel

**MOTION:** Ms. Livingston **MOVED** to create a blanket variance approval to remove the need for an individual variance for owners of the Clarendon style buildings to be able to remove the non-load bearing wall located in between the kitchen and living room of those units. 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 February 24, 2022.

**ADJOURNMENT**

**MOTION:** Ms. O'Brien **MOVED** to adjourn the Board of Directors meeting at 7:47 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary