

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

BOARD MEMBERS PRESENT

Ms. Renee Powlette
Ms. Lori Stuntz
Ms. Jackie Livingston
Ms. Nancy O'Brien

BOARD MEMBERS ABSENT

Mr. Robert Efimba

MANAGEMENT PRESENT

Mr. Justin Field, NRP Portfolio Manager
Ms. Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Judith Guerny
Sue Davis
Ryan Hamel
Samantha Hamel
Kim Baumgartner
S. Webster
Alexander Orkin
Fern Birtwistle
Patricia Nance
Kara Boyer
Angela Hall

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 the community needs a sign to be placed around its amenities that says its private property because there are people hanging out in the community that do not live there.
- A resident inquired if there will be a time when the tennis court design will be discussed as she has several questions concerning the project. Such as; Will alcohol be permitted in that area, Will there be music allowed, Will there be a sign placed that says the area is only open from dawn until dusk, Will there be a sign placed that says that conversations

should be low enough as to not disturb neighbors, Will the area be restricted to residents only.

- A resident stated that she looked at an older map of the community and the street used to be further away from the homes.
- A resident stated that she is hopeful for a resolution to the issues that Court #6 residents have brought up concerning what new amenity is going to be placed in the prior double tennis court location, such as an open dialog where questions can be asked and then provided an answer.
- A resident stated that she wants to hear about the electric vehicle discussion.
- A resident inquired about the Board meeting with Court #6 residents to discuss the tennis court area.
- A resident inquired about when are in person Board meetings going to resume.
- A resident inquired about where Mr. Robert Efimba, a Board Member, was as he has missed the last 3-4 Board meetings and is he still a Board member anymore.
- A resident voiced concerns that the email sent to the Board concerning an in person meeting with the residents of Court #6 has not been responded to.
- A resident stated that pictures and emails about teens and adults drinking in Court #6 have been sent to the Board but they haven't been answered or addressed.
- A resident stated that he feels that the Court #6 residents are being neglected.
- A resident stated that she sent a note to the Board a week ago about people loitering and excess trash in Court #6.
- A resident stated that the proposed games for the tennis area are permanent while those games are usually played randomly and shouldn't be made permanent fixtures within the community.
- A resident inquired if there was an update on the stoops repair project.

APPROVAL OF MINUTES – February 24, 2022

MOTION: Ms. O'Brien **MOVED** to approve the minutes of the February 24, 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 the project in Court #6 is on schedule for its completion date and that there will be several trees delivered to the community to be planted by Arlington County in March 2022 and the trees ordered through Merrifield will be delivered and planted by mid-April 2022.

Recreation Committee

Ms. Powlette stated that the recreation committee is working on hosting an Easter Egg Hunt for the children in the community and the information is posted to the Facebook page.

MANAGEMENT REPORTS

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

Financial Report

Management presented the financials as of January 2022. A copy of the report were included in the Board package for review.

PRESIDENT'S REPORTS

Ms. Powlette stated that there was a recent incident on the tennis courts located next to the pool where a group of teen residents were playing basketball and a group of older ladies wishing to use the tennis court to play tennis asked them to leave the court. The Board was contacted by the parents of the teens to inquire if this behavior was allowed. It is against the law to discriminate against someone based on their age, and upon review of the community's rules a basketball court is a required amenity of Fairlington Mews so an older adult is not allowed to ask a younger adult or teen to leave the court as long as they are using the court for its intended purpose whether playing tennis or basketball.

UNFINISHED BUSINESS

Update on Double Tennis Court

Management has installed a combination lock on the tennis courts and only residents will be given the access code upon request which will prevent nonresidents from having access and bringing their dog onto the courts.

Design Consultant Pricing

Management presented information on the open space design plan. Mr. Field met with the design consultant to provide the details of what the community would like to see placed in the open area. The design consultant did measurements of the entire space and will provide three (3) design options for the Board to review and decide which plan would be best for that area and the entire community. A Board member discovered that there is insufficient lighting in that and suggested that additional lighting options be discussed for installation once a design plan had been chosen.

MOTION: Ms. Livingston **MOVED** to approve the proposal from KSDLA Garden Design & Planning for three (3) design plan options for the open space created when half of the double tennis court was removed in an amount of \$2,800.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Color Coating and Striping Update

Management has been in contact with ATC Corp pertaining to the color coating and striping of the tennis courts. ATC Corp stated that it will be late April before this project can begin.

NEW BUSINESS

Pool Umbrella Proposal

MOTION: Ms. O'Brien **MOVED** to approve the proposal from Criterion, Inc. Outdoor Furniture Repair to purchase one (1) Eclipse Cantilever Umbrella with a Matte Silver Frame in an amount not to exceed \$3,500.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Electric Vehicle Charging Stations Discussion

The Board was presented with a request to install Electric Vehicle charger in a common area of the community to allow residents with electric vehicles a local charging station. The Board was able to gather some information from a neighboring community pertaining to this topic.

Additional information such as initial installation costs, location, charging fees, and the number of residents that will utilize the charging station will need to be gather before a decision can be made.

Painting Proposal

MOTION: Ms. Livingston **MOVED** to approve the proposal from Kolas Contracting Inc. for painting in Courts #11-15 in an amount of \$89,700.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Variance Request – 4629 S. 36th St

MOTION: Ms. Stuntz **MOVED** to approve the variance request from the owner of 4629 S. 36th St. for the removal of a closet and wall to open up the kitchen. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Tennis Court Backboard Discussion

The Board revisited the discussion on installing a new backboard at the tennis court as the old one was removed during the double tennis court construction project. The Board discussed several size options for the new backboard. The initial proposals received for this project were outside of the funds allocated for this project so the decision was tabled to allow Management to get additional proposals for Board review.

Walkway Timbers

The Board stated that it has been brought to their attention that the sidewalk leading to the pool is lined with timbers that are now falling apart and need to be replaced. The replacement options are 3 rows of new 4x4 timbers or 2 rows of new 6x6 timbers. Management will have the community's maintenance employee look into the project.

EXECUTIVE SESSION

MOTION: Ms. O'Brien **MOVED** to convene into an Executive Session at 8:16 p.m. to discuss delinquencies, the architectural report, and the design contract. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

MOTION: Ms. Livingston **MOVED** to reconvene from Executive Session at 8:41 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for April 28, 2022.

ADJOURNMENT

MOTION: Ms. Stuntz **MOVED** to adjourn the Board of Directors meeting at 8:41 p.m. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary