

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday April 28, 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

GUEST SPEAKER

Ms. Kate Sedgwick, KSDLA Garden Design & Planning

OTHERS IN ATTENDANCE

Judith Guerny
Sue Davis
Ryan Hamel
Samantha Hamel
Kim Baumgartner
S. Webster
Alexander Orkin
Fern Birtwistle
Patricia Nance
Kara Boyer
Penny
Carroll Mitchell
Tammie Dzubak
Tricia Bianco
Eric Sylwester
Susan Iris
Sam/Kaylyn west
Heidi Cohen

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 inquired if the conversation on the tennis court can be deferred until after the Board's discussion with the vendor.
- A resident stated that they are having issues with mice in Court #6 and have asked a neighbor to clean up their patio to help with this issue.
- A resident stated that corn hole is regularly played around the pool.
- A resident thanked the Board for the removing the tree house that was built during the pandemic but noted that people are still drinking in that area by the photinia hedge.
- A resident inquired if the Board can get rid of the hanging white wires that are outside of the buildings in Court #6.
- A resident inquired about what can be done about vagrant hanging out and can the proposed games be placed in front of the tennis courts instead.
- A resident inquired about what Board seats are up for election in June.
- A resident voiced concerns about Kolas Planting Inc placing ladders on the side of the building that rested on the gutters and they also caused paint to splatter on the slate rooks.
- A resident stated that mice were seen in the Court #6 courtyard so she got rid of her outdoor birdfeeder to help with that issue.
- A resident inquired about why the basketball court is a shared amenity with the tennis court and where in the community guidelines does it say that they have to be together.
- A resident inquired if Board meetings can be recorded so residents can watch at a later time because there is a lot going on at 7pm on Thursdays.
- A resident requested that the Board address the resident in Court #6 with various items on their patio as it may be causing the mice issue in that area.
- A resident stated that the current tennis regulations state that courts are open for use from dawn until dusk and can it be confirmed that the same regulations will remain in place when the new amenities are built.

APPROVAL OF MINUTES – March 24, 2022

MOTION: Ms. Livingston **MOVED** to approve the minutes of the March 24, 2022 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, stated that the committee would like for the Court #6 residents to help advise on which plantings they would like to see in their area. The committee will also be publishing an article in the All Fairlington newsletter about landscaping updates and urged residents to check it out.

MOTION: Ms. Stuntz **MOVED** to approve the proposal for grass removal around an air conditioning unit in an amount of \$ 900.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

MOTION: Ms. Stuntz **MOVED** to approve the proposal for ivy removal in an amount of \$5,600.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by majority rule. Ms. O'Brien opposed.

MANAGEMENT REPORTS

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

Financial Report

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

UNFINISHED BUSINESS

Update on Double Tennis Court

Designs from Consultant

Ms. Kate presented information on the open space design plan. She presented the Board with three (3) design options, answered questions about lighting for the area and changing an element that seemed to take up a very large portion of the space. A final design with pricing will be delivered to the Board to make a decision.

Back Board Pricing

MOTION: Ms. Livingston **MOVED** to approve the purchase of an 8x16 back board to be installed at the tennis court in an amount not to exceed \$5,700.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Police Permission for Access to Property Discussion

MOTION: Ms. O'Brien **MOVED** to provide the Arlington County Police Department a Limited Power of Attorney on Fairlington Mew's property to do enforcement, the contract will last for the next three (3) years. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

NEW BUSINESS

Timbers by Pool Sidewalk Replacement Proposal

MOTION: Ms. Livingston **MOVED** to approve the proposal from LCS Property Services to replace the timber wall around the pool with two (2) rows of 6x6s in an amount of \$5,197.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Updated Complaint Policy Resolution

Management presented the updated Policy Resolution for the Procedures Related to the Submission and Resolution of Complaints. A copy of the updated complaint form was included in the Board package for review.

Draft Exterior Noises Policy

MOTION: Ms. Livingston **MOVED** to approve the updated Exterior Noise Policy Resolution. The motion was **SECONDED** by Ms. O'Brien and **PASSED** by unanimous consent.

Electric Vehicle Charging Stations Discussion

Management has contacted the homeowner from Fairlington Meadows that spearheaded the charging station installation in that community. The homeowner has agreed to provide as much information as possible and even join a virtual meeting to talk about the installation process.

FY2023 Budget Process

Management will be working on the draft FY2023 budget to get to the Treasurer for review before submitting to the Board at next month's meeting.

MOTION: Ms. O'Brien **MOVED** to approve the insurance renewal; contingent upon the policy is the same coverage, includes the pool, and the cost of the renewal is no more than 5% higher than the current rate. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

2022 Annual Meeting – Call for Candidates

Management presented the draft Call for Candidates mailer for the board's review and will send to the printer for mailing by the end of this week.

MOTION: Ms. O'Brien **MOVED** to approve that the railings in the B-Buildings be extended. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

MOTION: Ms. O'Brien **MOVED** to add to the Blanket Variance List; a variance for front and back outside lights that can be replaced with a similar style and size with a black finish. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

EXECUTIVE SESSION

MOTION: Ms. Livingston **MOVED** to convene into an Executive Session at 8:32 p.m. to discuss delinquencies, the architectural report, 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 9:04 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 May 26, 2022.

ADJOURNMENT

MOTION: Ms. O'Brien **MOVED** to adjourn the Board of Directors meeting at 9:04 p.m. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary