

FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday, July 23, 2015
7:00 p.m.

BOARD MEMBERS PRESENT

Renee Powlette, President

Lori Stuntz, Treasurer

Jackie Livingston, Secretary

BOARD MEMBERS ABSENT

Seth Low, 1st Vice President

Jayne Mayne, 2nd Vice President

MANAGEMENT PRESENT

Dwayne Frazier, CMC Portfolio Manager

Joanne Salazar, Recording Secretary

RESIDENTS IN ATTENDANCE

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:03 p.m.

RESIDENT FORUM

The floor was opened for Residents to express comments or questions to the Board:

Gretchen Martin (4680 34th Street) requested a railing to be installed on two sets of steps near her unit for safety purposes.

A resident expressed her concern about the fungus growing on the columns outside her unit. She also asked about branches that have dropped from a tree in the back lot and asked to have them picked up/removed.

Rob expressed his concerns about the brick points on the porch area that are eroding.

MATTERS FOR BOARD DECISION

Steve Burcham provided an updated on the Associations gutters/downspouts; reported that the gutters are in good shape. We are experiencing back up due to the leaves and debris collecting in the gutters and now allowing for proper drainage. Steve Burcham recommend using a guard strainer or upgrading from a 2.3" to a 3.4" down spout. Mr. Frazer to request bids from contractors to present to the Board for review.

DMA YEARLY CONTRACT RENEWAL

MOTION: The motion that the Board of Directors authorized the President to enter into an agreement to renew a 3 year agreement with DMA Cleaning Services, Inc. for cleaning renewal starting August 1, 2015-July 31, 2018 in the amount of \$662.00 per month with a stipulation to provide a comp shampoo yearly. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

INTERIOR PAINTING/CARPET BID

MOTION: The motion that the Board of Directors authorized the President to enter into an agreement with Kolas Contracting Inc. for the renovation of the interior hallways to include painting, carpeting, and interior lighting for all 16 B-building walk up entrances as modified to include wiring be inspected. Total price of \$89,632. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

REPORTS

President: Ms. Powlette reported that two lifeguards have recently been fired due to lack of attention being paid to the children in the pool. They have been replaced by two new life guards.

Ms. Powlette provided an update on the bid she received for PVC pipe. The total bid to replace PVC Pipe in court 9 is \$1,941.00, to eliminate the pooling of water.

MOTION: The motion that the Board of Directors authorized the President to approve the contract with Environmental Enhancements Landscaping for total price of \$1,941.00 to replace 40 linear feet of pipe, down to the existing drain units. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Treasurer: Ms. Stutz reported that as of May 30, 2015, the Association's total Cash and Investments are \$2,354,474.00, Year to Date Income is \$845,055.00. Year to Date Expenses are \$790,116.00 and Year to Date net Income Surplus is \$54,938.00

Secretary: Ms. Livingston has created a stand-alone website for Fairlington Mews. The objective is to provide information community specific along with governing docs, newsletters, current information, pool information, recreation and minutes. Utilizing Wordpress as the platform to build the website at a cost of \$99.00 annually.

MOTION: The motion that the Board of Directors authorized the President to approve the agreement with Wordpress for the maintenance of the Fairlington Mews Website at a cost of \$99.00 annually. The Motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Management: A copy of the Management & Variance Report was provided in the Board Package.

COMMITTEE REPORTS:

Newsletter: Ms. Livingston will be taking over this task.

Landscape: None

Recreation: None

Finance: See "Treasures Report"

MONTHLY RE-CAP CMC / ADMINISTRATIVE CALENDAR:

A copy of the Task List and Administrative Calendar were provided in the Board Packet.

EXECUTIVE SESSION

MOTION: Ms. Stuntz **MOVED** to convene into Executive Session at 8:24 p.m. The Motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

Residents are complaining that someone is running a Dog Day Care out of their unit in Court 12.

MOTION: Ms. Livingston **MOVED** to send the Business Owner/Resident of Dog Day Care a letter to cease and desist. The Motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

CMC Delinquency Report – A copy of the report was included in the Board package.

Rees Broome Delinquency Report – A copy of the report was included in the Board package.

MOTION: Ms. Stuntz **MOVED** to reconvene into Open Session at 8:44 p.m. The Motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next Board meeting is scheduled for August 27, 2015

ADJOURNMENT

MOTION: Ms. Livingston **MOVED** to adjourn the Board of Directors meeting at 8:47 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.