

FAIRFAX CLUB ESTATES
BOARD OF DIRECTORS MEETING
Wednesday, August 5, 2009, 7:30 PM – x:xxPM
FCE Pool

I. Call to Order

II. Verification of Quorum

Attendees:

Jim Thompson (*President*), Phil Beenhouwer (*Secretary*), Pat Ring (*Treasurer*), Mike Krzykowski (*Board member and Tennis POC*), George Reilly (*Common Grounds*), Gene Moran (*Vice President, ACC Chair*)

III. Membership Forum ----- 20 Minutes

NOTE: The maximum time for any one individual is limited to 5 minutes

IV. Review Minutes from previous Board Meeting ----- 5 Minutes

Action Items:

- ACC Chair: Contact GHA about the disclosure packet process and why it does not hold-up the sale/transfer of homes.
- Secretary: Contact AAA and American to determine what a community rate would be for trash/recycling.
- Treasurer: confirm what \$569 “Insurance” line-item was for.
- Treasurer: e:mail Secretary the “Treasurer’s Report” for inclusion into the minutes.
- Secretary: agenda item for next month’s meeting to discuss the Covenants and the plan for updating them, including sending a letter to the community (hire neighborhood kids to deliver to

mailboxes?), placing a comment form on the website, etc. Also to discuss which documents we want to update (e.g., Covenants, By-Laws, etc.).

- Vice President: Propose draft changes to the Architectural Guidelines for the Board to see/comment on prior to the next Board meeting.
- Vice President: Contact Nina (GHA) about what changes we could make to the Covenants, the process, the By-Laws, etc.
- Treasurer: Ask GHACM to do an analysis of what they think our next year's budget should be based upon historical expenses and anticipated increases in the cost of things. They may also have some other suggestions on ways we could save money or consolidate our expenses from many categories into fewer categories.
- President: Pursue recycling containers for the pool.
- Secretary: contact Gene for an update on his meeting with the attorney on the Covenants update.
Document in the minutes.

V. Review President's Report ----- 10 Minutes

Very successful movie night.

VI. Review Treasurer's Report ----- 15 Minutes

Secretary will contact GHA to determine the capabilities of the new management software now that the Village software is no longer being used.

\$65K has been moved into a "transition account" with better service and lesser fees.

\$27K payment to the pool management company. Secretary will confirm whether this payment includes any pool repair costs, which should be separated from the management contract (expenses) and paid for from reserves.

Two lien notices will be issued shortly from the attorney for overdue HOA dues. Bankruptcy proceedings have, and will continue to be, the only way that these overdue fees would not be able to be collected via a lien notice.

VII. Review Committee Reports ----- 15 Minutes

Architectural Control Committee

Foreclosure house did change hands on June 30th. The owners are two real estate agents who have begun to resolve the easier issues, but the ACC Chair raised an issue about our ability to enforce our ACC decisions and delay/halt the transfer of a home until the issues are resolved.

The ACC Chair has provided a first draft of an update to the ACC Guidelines. The HOA attorney advises that the most effective way to encourage change in the neighborhood is to modify the ACC Guidelines. He proposes that the draft be reviewed by the community volunteers, then the lawyer, then the community at large.

But how can we ensure that the closing/transfer process includes the resolution of all ACC issues?

There was consensus that the disclosure packet that gets released from GHA simply identifies the issues to the buyer. There was also consensus that the same lien process that will enable us to get past dues paid might also be the mechanism to insert the ACC issues into the sale/transfer

process.

Gene took the action to start the research with GHA: Why doesn't the disclosure packet hold-up the sale/transfer?

Common Grounds

Extensive tree work (\$1,500) was completed in the common grounds area. There will be another opportunity once the pool season closes to trim-out additional trees. Trees along the pool fence and along the basketball court adjacent to the nearest homeowner will be completed then.

3-4 light fixtures around the common areas will need to be replaced. Unfortunately, these light fixtures are special order (four week wait) and cost \$400 plus labor. (Additionally, the light along John Ayres could require additional work.) A decision needs to be made between replacing the 3-4 at this higher cost versus a more standard unit that might be cheaper. **George will get an estimate for a more common unit and then a decision can be made.**

The Secretary raised an issue regarding the possibility of obtaining a neighborhood rate/discount from AAA Trash & Recycling. **The Secretary will contact AAA as well as American to determine what the rate will be.**

The County Fire Marshall left a bill for FCE to pay a \$100 fee for having propane tanks on the pool premises. There was consensus that this was an annual fee and not a fine.

Neighborhood Watch

Pool

Social

The Adult Social was a success. Volunteers for next year's event are appreciated.

Tennis

Miscellaneous

VIII. Old Business ----- 10 Minutes

IX. New Business ----- 10 Minutes

Update to the Covenants

1. sending a letter to the community (hire neighborhood kids to deliver to mailboxes?), placing a comment form on the website, etc. Also to discuss which documents we want to update (e.g., Covenants, By-Laws, etc.).

X. Executive Session ----- 20 Minutes

Discuss Association accounts, pending negotiations/contracts, budget and violations outstanding.

XI. Date, Time, Place of Next Meeting: September 23, 2009, 7:30pm, FCE Pool. (*No August meeting.*)

XII. Adjournment