

FAIRFAX CLUB ESTATES
BOARD OF DIRECTORS MEETING
Wednesday, September 23, 2009, 7:30 PM – 8:20 PM
Bonnie Brae Lower Theater

I. Call to Order

II. Verification of Quorum

Attendees:

Jim Thompson (*President*), Phil Beenhouwer (*Secretary*), Mike Krzykowski (*Board member and Tennis POC*), George Reilly (*Common Grounds*), Steve Holskey (*Board member*), Pat Ring (*Treasurer*).

Could not attend: 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:

- Treasurer: The BOD recommended creating a line-item in next year’s budget for the reserve study.
- 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

FCE will not submit an application for the Neighborhood Enhancement Partnership Program.

The bi-annual Community Yard sale is this Saturday.

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

Apparently, GHA is using a new financial system and has reorganized our standard budget buckets.

The unexpected insurance claim of \$3,823 and the ~\$3,000 surplus from last year's budget provides a cushion in the event we exceed this year's budget. However, there are outstanding dues in the amount of ~\$6,000,

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

Architectural Control Committee

Common Grounds

The cost per light fixture in the common area using a high output fluorescent lamp (versus the high-pressure sodium) is down to \$175 each. We will pilot with two of the four lights that need replacement.

Additional tree work along pool and Ted Strickler's property will be done soon.

Neighborhood Watch

Pool

Another successful year. Some pool work will be done shortly to address the continued problem with air in the system lines.

Contract with Crystal ends this year. We have asked Crystal to provide us an estimate for a base year with 2-3 option years to include a change in closing time from 9pm to 8pm for the month of August.

Social

Tennis

Programs went well this year. Men's team won the Northern Virginia championship.

Miscellaneous

VIII. Old Business ----- 10 Minutes

IX. New Business ----- 10 Minutes

Reserve Study conducted in 2006 and the recommendation is to update this every 3-5 years.

The BOD recommended creating a line-item in next year's budget for the reserve study.

Update to the Covenants

X. Executive Session ----- 20 Minutes

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

XI. Date, Time, Place of Next Meeting: October 28, 2009, 7:30pm, Bonnie Brae, **IF NECESSARY**.

XII. Adjournment