

FAIRFAX CLUB ESTATES
BOARD OF DIRECTORS MEETING
Feb 27, 2013 7:30 PM – 9:00 PM
BBES Lower Music Room

I. Call to Order

II. Verification of Quorum

Attendees:

Jim Thompson (President), Pat Ring (Vice President), Chris Jewett (Secretary), Mark Eackloff, Eric Little

Board Members not in attendance:

Dave Hardin (Treasurer), Brian Hefner, Lauren Hefner, Mike Krzykowski

Members in Attendance:

Mike Powell

III. Membership Forum ----- 20 Minutes

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

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

I am making an urgent appeal to our community for people to step up and join the Board. Several Board members and Committee chairs will be leaving on March 31st because of impending moves out of FCE, and we need people to volunteer to help run the FCE Board and Committee Positions (Common Grounds Committee, Architectural Control Committee, Pool Committee).

Letter to homeowners with Fiscal Year 2013 budget and ballot for Board of Directors will be sent to all FCE homeowners the week of March 4th.

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

January financials were not received from GHA (management company). The board is taking action to inquire about the status of January financials so they can be reviewed for completeness and accuracy. Additionally, the board is taking action to ensure the required reserve contribution payment is made to bring the reserve account balance equal with the budgeted balance for the fiscal year.

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

- Architectural Control Committee
 - No Inspections performed since Nov 28 2012 meeting.
- Common Grounds
 - We are working with the playground contractor (who recently overhauled our playground) to add a slide and one other piece of equipment in the old location of the 4-place swingset. A diagram of the proposed playground addition was delivered by the playground contractor to the board for review.
- Pool
 - Currently soliciting quotes for upgrade and renovation of the women's bathroom. Multiple options are being solicited to facilitate a cost/benefit analysis focused on optimizing value to the HOA.
- Social
 - Planning for the 2013 Adult Social is not yet underway. FCE Board is exploring opportunities for participation in the 2013 National Night Out within the scope of the FCE HOA's charter.
- Tennis
 - The cover to the drainage system by the tennis courts was destroyed by vandalism and requires replacement. A request for quote is being prepared for a general contractor to remedy this issue. Additionally, the grate on the sidewalk by the tennis courts is also rising and may become a safety hazard. A request for quote is also being prepared to remedy this problem.

VIII. Old Business ----- 10 Minutes

IX. New Business ----- 10 Minutes

- The Board is reviewing the bylaws to identify the specific voting requirements associated with amending the bylaws to facilitate an independent audit of the FCE HOA financial statements every two years vice every year.

X. Executive Session ----- 20 Minutes

XI. Date, Time, Place of Next Meeting (4th Wednesday of each month): Due to Spring Break, the next meeting will be held on March 20, 2013, 7:30pm, at the Bonnie Brea Elementary School Lower Music Room.

Proposed agenda items:

-