

FAIRFAX CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
May 22, 2013 7:30 PM – 9:00 PM  
FCE Pool

I. Call to Order

II. Verification of Quorum

Attendees:

Jim Thompson (President), Pat Ring (Vice President), Dave Hardin (Treasurer), Chris Jewett (Secretary), Bernard Lessard (Architectural Control Committee Chair), Marshall Chapman (Common Grounds Chair), Kelly Lucero (Pool Chair)

Board Members not in attendance: Mike Krzykowski (Tennis Chair), Caroline Anderson

Members in Attendance: None

III. Membership Forum ----- 20 Minutes

No non-Board members in attendance

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

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

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

The treasurer is still working with GHACM to close the books out for the fiscal year ending 31 March 2013. An audit will be ordered for the fiscal year just ended once we receive the audit for the fiscal year ending 31 March 2012. A financial report could not be given for the month of April 2013 because the

report from GHACM did not arrive prior to the Board meeting (this happens occasionally and is not cause for alarm).

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

- Architectural Control Committee
- ACC Approvals
  - [5503 Great Tree Ct.](#) - ACC review pending sale -report submitted
  - [5502 Tramore Ct. - Laurie Pagano](#), request to repaint storm door and front door black (color change) - Approved
  - [5581 Ann Peake Dr. - Jim DeLong](#), request to replace walk/entry with flagstone, replace deck, replace front door - Approved
  - [10923 Adare Dr. - Travis Brown](#), request to replace front porch, handrails, door - Approved
  - [5612 Woodthrush Ct.](#) -re-inspection completed pending sale, original inspection cited multi-colored trim which has been corrected (originally inspected March)
- **Inquiries:**
  - Mailbox replacement/relocation - Charles Surber
  - Driveway widening - [10671 John Ayres Dr.](#)
  - [Shed - 5600 Limpkin Ct.](#) Common Grounds
  - The playground renovation project is complete with the addition to the playground by adding a slide, another buttercup, and a different kind of climbing wall. We also adding two more benches. This will complete the playground renovation/upgrade project and provide for years of fun for the kids!
  - Several rejuvenation projects for the area around the pool were completed to reduce and/or eliminate erosion and enhance appearance.
- Pool
  - We completed a renovation of the Ladies bathroom, to include complete replacement of the toilets, sinks, stalls, plumbing fixtures, and installation of a Dysons hand dryer! We hope the ladies like what we did!
- 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
  - Tennis court resurfacing will take place in the Fall to avoid any impact to the tennis teams. The junior tennis team has identified a potential coach and will begin practicing in May.

VIII. Old Business ----- 10 Minutes

The board is recommending a review of the by-laws to address several issues concerning the treasurer's duties and the requirements for an annual audit. The treasurer is planning to bring a proposal for suggested changes at the July meeting.

IX. New Business ----- 10 Minutes

- New subdivision on Ox Road (the "Thompson Estate): The FCE President was contacted by a representative of Eastwood Properties to continue discussions about incorporation of the new properties in Fairfax Club Estates. The FCE President explained the FCE Board was concerned about a number of issues, such as the additional financial burden of maintaining the common area in the new development, as well as the private roads contained in the new development. The FCE President explained to the representative of Eastwood Properties that the FCE Board would rather not take on the financial burden the new development would bring, but that the homeowners within the new development are welcome to become Summer Members of FCE on an annual basis which provides them full access to the FCE pool, tennis courts, and basketball courts. The representative from Eastwood Properties likes this option, as it would allow the new subdivision to form their own HOA (which they will need to in order to pay for common grounds maintenance, road repairs [for the private roads], and snow removal). The representative from Eastwood Properties said he would be in touch.

X. Executive Session ----- 20 Minutes

XI. Date, Time, Place of Next Meeting (4th Wednesday of each month): June 26, 2013, 7:30pm, at the Pool.

Proposed agenda items: