

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
ANNUAL MEETING MINUTES
Held at the Fairlington Community Center

November 5, 2014

ATTENDEES: Jay Yianilos (President), Corey Love (Vice President and Landscape Chair), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Karen Conroy (Cardinal Management), and approximately 17 co-owners.

CALL TO ORDER AND INTRODUCTION OF THE BOARD

Jay Yianilos called the meeting to order at 7:13pm. It was established that a quorum (38%) defined as at least 25%, was present by proxy, electronic vote and in person. The Board was introduced.

APPOINTMENT OF THE PARLIAMENTARIAN

Maynard Dixon was appointed parliamentarian. Jay explained the rules of the meeting. At his suggestion, the Council waived the rules until such time as the President determines them necessary.

PROOF OF NOTICE OF MEETING

Jay reported that the notice of the annual meeting of the Fairlington Glen Council of Co-Owners was mailed on or about September 29, 2014 to all co-owners of record in accordance with the Virginia Condominium Act.

SELECTION OF INSPECTORS OF THE ELECTION

Lori Derkay and Lee Henry were appointed Inspectors of the Election.

PRESIDENT'S REPORT

Jay reported that the major projects of 2014 were the:

- renovation of the Tot Lot
- replacement of drains under the Tot Lot swings
- appointment of Corey Love as Vice President to replace Keith June, who was deployed to Afghanistan
- issuance of Resolution 14-01 to accommodate the use of temporary items such as bounce houses and tents in common areas
- renovation of the baby pool
- continuation of the King Street buffer plantings
- completion of a new reserves study
- painting of Courts 5-8
- roofing project in Court 2
- purchase of a new tractor and snow blade for the Onsite Staff
- masonry training for the Onsite Staff

A Volunteer Appreciation Night was held in September and the first Spring Clean Up and Planting Day was so successful, there will be a Fall Clean Up Day on November 8. A bench was installed in Court 4 as part of Brian Henry's (Court 1) Eagle Scout project. The pool season was great and an extra September weekend was added to the pool schedule. Although the Glen did not receive the Community Association Institute's 2013 award for Best Association of the Year, an application was submitted for the 2014 award.

Planned projects for 2015 include Phase 3 of the King Street buffer plantings, parking lot paving, roof replacements, exterior painting of Courts 9-12, and interior painting of 22 B Buildings.

Karen Conroy of Cardinal Management was introduced as our Management Agent and Maria Castro and Nelson Ordonez were cited as our Onsite Staff.

2015 BUDGET PRESENTATION

Maynard Dixon, Treasurer, reported that the proposed 2015 budget would authorize a 1.9% increase in assessments and a gross reserve contribution of \$607,708. Maynard further reported that the Glen's uncommitted reserves are currently about \$1.9 million. He also informed the meeting that: (1) at the beginning of this year, the Glen's reserves were sufficient to fund only about 20% of accrued depreciation; but (2) the community was well positioned to close this gap gradually over the next 20 years; and (3) the Glen's reserve funding compares favorably to that of nearby communities. Maynard led an informative discussion on the necessity of fully funding reserves and the implications of not doing so. Some questions posed by attendees included the relationship of reserves to the condo fee and to selling potential, examples of what reserve funds were used for in 2014 and the impact of being listed on the National Registry of Historic Places.

PRESENTATION OF BOARD CANDIDATES

Susan Hunchar, Secretary, introduced the candidates for the three vacant Board positions: Maynard Dixon, Thora Stanwood and Jason Yianilos.

VOTE ON 2015 BUDGET, CANDIDATES and 2013 MINUTES

The ballots were collected and the Inspectors of the Election retired to the corridor to count ballots. There were no nominations for the vacant Board positions from the floor.

COMMITTEE REPORTS

Corey Love, Vice President, expressed his appreciation to the Board for appointing him as Vice President to fill the vacancy left by Keith June's deployment. He reported that his tenure has been fulfilling as well eye-opening to the work that goes on behind the scenes to make the Glen a great place to live. He is confident in the Board and stated that the Glen is in very good hands and that Thora Stanwood will be a great addition to the Board. The responsibilities of his regular position have increased and his decision to leave the Board is a reflection of that.

As the Chair of the Landscape Committee, Corey reported that there were 33 projects completed including the major projects of completion of Phase II of the King Street buffer repair and removal of many diseased Hemlock and Leyland Cypress trees that presented safety hazards. Turf enhancement this Fall was delayed due to the extensive work by Dominion Virginia Power and our roofing projects. The Spring Clean Up and Planting Day was a success and a Fall Clean Up Day is scheduled. There are 24 projects pending and it is hoped that most of these resident landscape requests will be completed in the coming year.

Jay thanked the many volunteers who served as committee members, assisted with special projects, provided advice and supported the Glen in other ways.

OLD BUSINESS

Questions and comments submitted on e-votes were:

1. Why does the tree budget remain so high? Response: Corey responded that Line item 61188 includes the King Street buffer, removal of old/or diseased trees and their replacements as well as our regular tree service.
2. Please promote the Landscape Committee. Can a renter serve on a committee? Response: Jay responded that, yes, renters can and should not hesitate to join a committee or to volunteer for special projects. Only co-owners may be Board members.

3. The management fee increase seems out of line. Maynard responded that the increase was budgeted as a worst-case scenario before the actual increase was negotiated. What does an offsite manager do? Response: Maynard responded that the management company keeps the financial books, pays bills, prepares resale packages, manages onsite staff, puts contracts out to bid and performs other supportive administrative responsibilities. An attendee suggested that an article on the management company/agent in the Glen Echo would be useful, and Jay responded that this was a good idea.

A resident asked when the replacement tree for Court 1 will be planted and Corey said that the paperwork to make that happen is due this week.

A resident asked to speak with the management agent in private about onsite staff safety.

NEW BUSINESS

Water consumption continues to decline. Court 13 was awarded the annual Glen Water Conservation Award for reducing its water usage 45.1% in the 12 months ending August 2014 versus its average of the three previous years.

Margaret Windus was presented a piece of original Orangeburg drain pipe from the Tot Lot area as a symbol of her knowledge of all the drains and sewage pipes in the Glen and her continued assistance to the Glen in those and other areas.

Trash continues to be a problem since residents put out trash on weekends and overnight. Attendees were asked to politely remind neighbors of our trash policy if they see infractions.

Some B Buildings are again having items stored in the basements that are not allowed. Residents were reminded that only bicycles, tricycles and strollers are permitted if the residents of a B Building all agree to that.

Financial liability for water damage caused by recent roofing problems in Courts 3 and 14 will be the responsibility of the roofing company, Autumn Contracting, Inc.

If anyone is interested in having an item placed on the agenda of a Board meeting, the person may submit the item directly to a member of the Board or present it in person during the Residents' Forum of a Board meeting.

Potential and actual problems attributed to having contact names, addresses, phone numbers and email addresses in the public domain were discussed. The suggestion was made to have a community discussion on the subject.

Andrea Attili of Court 2 reported that Arlington County now requires that a B Building be considered a commercial property in respect to renovation of a unit attic. The designation "commercial" is used because there are at least four entrances in the building and thus, a high pressure fire suppression system is now required in all units of the building. Andrea has contacted the County and she will attend a November 12 Fairlington Citizens Association (FCA) meeting that will have a special presentation by a County Zoning Inspector about remodeling permits and zoning rules.

Extensive parking lot renovation has been delayed by the requirements of the Chesapeake Preservation Act, which requires environmental impact reports, and if we dig down to the dirt, either costly porous asphalt or space reduction will be required.

VOTE ON 2015 BUDGET, CANDIDATES AND 2013 MINUTES

Jay announced the results of the vote for the 2015 Budget, Board of Directors and approval of the 2013 Annual Meeting minutes.

The 2015 Budget was approved by a vote of 36% of voting interest (93.4% of votes cast).

Thora Stanwood was elected to a two-year term on the Board by a vote of 32% of voting interest (83.2% of votes cast), Maynard Dixon was elected to a three-year term on the Board by a vote of 34% of voting interest (87.5% of votes cast). Jay Yianilos was elected to a three-year term on the Board by a vote of 35% of voting interest (90.5% of votes cast).

The minutes of the 2013 Annual Meeting were approved by a vote of 38% of voting interest (96.3 % of votes cast).

The meeting was adjourned at 8:32pm.

Respectfully submitted,
Susan N. Hunchar
Secretary