

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

ANNUAL MEETING MINUTES

Held at the Fairlington Community Center

November 6, 2013

ATTENDEES: Jay Yianilos (President), Keith June (Vice President), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Corey Love (Landscape Chair), Karen Conroy (Cardinal Management), and approximately 16 Glen co-owners and interested parties.

CALL TO ORDER AND INTRODUCTION OF THE BOARD

Jay Yianilos called the meeting to order at 7:10pm. It was established that a quorum (36.422%), 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 Oct. 7, 2013 to all co-owners of record in accordance with the Virginia Condominium Act.

SELECTION OF INSPECTORS OF THE ELECTION

Jim Williams and Bob Wilson were appointed Inspectors of the Election.

PRESIDENT'S REPORT

Jay reported on the year's progress. In addition to updating lighting in Court 4, Courts 1-4 were repainted and two buildings in Court 2 are getting new roofs. Additional pool furniture was acquired and the baby pool will be repaired and improved before the 2014 opening. Contact with the Fairlington Citizens Assoc. (FCA) was strengthened and a Court Reps Appreciation night was held. A violations tracking system was implemented and Jay thanked all who have complied. Phase 1 of the King St. buffer enhancement plan was begun behind Court 8 and the basketball court was repaired. The master list of units and their assigned parking spaces was updated and the towing policy was updated.

2014 BUDGET PRESENTATION

Maynard Dixon, Treasurer, presented the Board's proposed budget for 2014 with a condo fee increase of 2.2%. The budget will provide for expenses anticipated in 2014 and for increased contributions to reserves. The Glen must increase its reserves if it is to preserve its physical plant without special assessments or borrowing. The discretionary landscape budget was increased from \$36,000 (2013) to \$42,000 (2014). This will allow for needed pruning, removal of overgrown trees that are encroaching on buildings, and work on perimeter areas bordering fences and sidewalks. Cardinal Management and the Glen renegotiated the management fee for 2013 and 2014 downward to \$72,000 plus special charges. Several contractors have held their fees for 2014 to the 2013 level.

Discussion followed a co-owner's question about the possibility of establishing a threshold for fee increases. The Treasurer responded that, since the Glen's goal is to operate without special assessments or borrowing, if the need arises to curtail increases, some services or amenities would be reduced, such as the pool season, trash collection, etc., or reserve funding would be slowed. The Treasurer further noted that the Board has reduced the rate of increases in light of problems experienced by the federal workforce in the Washington, D.C., area.

PRESENTATION OF BOARD CANDIDATES

Jay introduced Keith June, the candidate running for the Board. Keith expressed his continued interest in keeping the Glen a vibrant, well-maintained community.

VOTE ON 2014 BUDGET, CANDIDATES and 2012 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 position from the floor.

COMMITTEE REPORTS

Jay thanked the many volunteers who serve the Glen by working on committees. Kristin Sneed and Kearsley Walsh co-chair the pool committee. This committee made a fun pool season with several parties, wine tastings and movies. Will Smith and Patrick Murray oversee the tennis and basketball courts, respectively. Carol Goodloe chairs the Court Reps Group (CRG) and Greg Lukmire is our Variance chair.

Corey Love, Landscape chair, reported that there are plans to continue the King St. buffer repair in 2014. Rejuvenation pruning will be done in Courts 1-5 and diseased and distressed trees will be removed as needed. Corey thanked Alison Trimble for coordinating the Arlington County Tree Canopy program and Tim Hanley for his dedicated watering of the recently planted King St. buffer planting.

Maynard thanked Bill Worsley for the 2008 reserves study that is the basis for subsequent studies and Margaret Windus for training him in Glen budgeting and accounting as well as her continuing assistance.

Residents were encouraged to participate on committees or on special issues.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Jay reported that has been another incident of rock-throwing at unit windows of the Meadows. The Arlington County Police will attend the Dec. FCA meeting to discuss recent incidents.

In response to a co-owner's question about working with Dominion Power to get the Glen on a separate power grid, Jay reported that Dominion updated some of our underground wiring this summer and that we share the grid with properties on the other side of Quaker Lane having above-ground wiring.

A resident suggested that weeping willow trees should be considered for water absorption in wet areas.

The annual Glen Water Conservation Award was presented to Court 16 for having an 18.7 % decrease in water consumption over the past three years' average.

VOTE ON 2014 BUDGET, CANDIDATES AND 2012 MINUTES

Jay announced the results of the vote for the 2014 budget, Board of Directors, approval of the 2012 Annual Meeting minutes. The 2014 budget was approved by a vote of 34.937% of voting interest (97% of votes cast).

Keith June was elected to a three-year term on the Board by a vote of 35.774% of voting interest (100% of votes cast).

The minutes of the 2012 meeting were approved by a vote of 34.876% of voting interest (98% of votes cast).

The meeting was adjourned at 7:48pm.

Respectfully submitted,

Susan N. Hunchar
Secretary