

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

April 10, 2012 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

Amanda Deringer (Vice President), Jay Yianilos (Secretary), Maynard Dixon (Treasurer), and Terry McGuire (Cardinal Management). Board members absent: Ray Alexander (President) and Jonathan Rolbin (At Large).

Representative from Restoration Engineering, Inc. (REI): Blake Giddens

Glen Co-owners: Justin Moeller (Court 7), Susan Hunchar (Court 10) and Michael Delano (Court 3).

CALL TO ORDER

The meeting was called to order at 7:15pm by Amanda Deringer.

Agenda Item 1: Residents' Forum

Susan Hunchar inquired about Mike Whitfield's question from last month's meeting regarding landscape lights and statues. The July 2011 Board minutes indicated that changes were made to the Glen's Handbook, including one that requires that non-plant additions to front and side beds must be inconspicuous.

Justin Moeller asked the Board about the grass and ground damage around Court 7 from the recently-completed roofing project and was assured that repairs will be made. He also expressed his disapproval of the paddle ball court near Court 7 being used as a dog park by some residents. A sign will be posted to include paddle ball rules as well as what is not allowed on that court.

Michael Delano asked the Board to look into ponding issues in the area in front of his house at 3573-A S. Stafford Street, and he inquired about responsibility for the back porch overhangs.

Agenda Item 2: President's Items

04.10.12.01 MOTION

Moved to approve the minutes of the March 13, 2012 meeting of the Board as presented. Motion passed unanimously.

Blake Giddens of REI presented the Board with a fee proposal for conducting the property condition and reserve assessment that is required to be conducted in 2013.

In addition, he provided insight on several issues that the Board sought REI's opinion. The tennis court erosion is a minor problem that can be resolved with the help of the landscaper and the tennis court contractor. The basketball court problem is a foundation issue. The Board

authorized REI to pull a core and analyze it before proceeding further. The existing slate roof replacement project in Court 4 is wrapping up, and bids for 2012 roof work in Court 5 will go out. Finally, regarding moss on roofs, he recommends not cleaning it because that's just a temporary solution. Instead, copper ridge flashing or copper cables should be tried as a less expensive solution. He will price this with our roof contractor, Walls.

REI also briefly discussed parking lot replacement. REI recommended that we not schedule the full replacements of Court 12 in 2014 and Court 13 in 2015. According to REI, the sinking catch basins in these courts can be dealt with without incurring the expense of full replacement, and we should try to accumulate sufficient reserves to do multiple parking lot replacements at once in order to realize economies of scale.

Agenda Item 3: Treasurer's Report

The Treasurer and the auditor have agreed on changes to the initial draft audit.

04.10.12.02 MOTION

Moved to accept the revised draft audit. Motion passed unanimously. The document was signed.

The Treasurer discussed closing our Vanguard money market account and transferring those funds to a nearby bank. Further action was postponed until next month's meeting.

The Treasurer will submit a draft budget for 2013 by the May 2012 Board meeting.

The landscape non-contract budget item still needs to be finalized. The Vice President continues to work on this.

04.10.12.03 MOTION

Moved to pay \$200 to Gary Graff, an electricity usage consultant, to develop a spreadsheet that can be used to predict future annual electricity charges in light of (a) anticipated future usage, (b) future approved rate increases, and (c) rate increases that are before the Virginia Corporation Commission and likely to be approved. Motion passed unanimously.

Agenda Item 4: Management Report

The Property Manager has provided staff work logs for February and March.

04.10.12.04 MOTION

Moved to approve the tree spraying contract proposal from Thrive Inc. for 2012 suppression of Hemlock Woolly Adelgid at a total cost of \$2,224.80 (\$2019.31 if payment is by check before April 15, 2012). Motion passed unanimously.

The spring landscape walk-through estimate has been submitted by Environmental Enhancements (EE); however, we are still waiting for a proposal on the perimeter landscape work.

04.10.12.05 MOTION

Moved that the Board go into closed session to discuss individual homeowner delinquencies, other legal matters, and an issue involving late billing by a contractor. Motion passed unanimously.

04.10.12.06 MOTION

Moved that the Board return to open session. Motion passed unanimously.

04.10.12.07 MOTION

Moved that the Board reimburse account #4014 for damage. Motion passed unanimously.

The meeting was adjourned at 8:45pm.

The next scheduled meeting of the Board is Tuesday, May 8, 2012 at 7:00pm in the Fairlington Community Center.

Respectfully Submitted,

Jay Yianilos, Secretary