

(draft)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

April 12, 2011 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

Kathy Clatanoff, President; Ray Alexander, Vice President; Margaret Windus, Treasurer; Jonathan Rolbin, Secretary; Amanda Deringer, At-Large; and Terry McGuire (Cardinal Management).

Glen Co-owners: Florence Ferraro, Court 5; Judy Hijikata, Court 5; Terry Lebounty, Court 4; Maynard Dixon, Court 16.

EXECUTIVE SESSION

The Board convened at 6:30 and went immediately into executive session to conduct a hearing. At 6:45 the Board reconvened into regular session because the respondent failed to appear.

CALL TO ORDER

The meeting was called to order at 6:45 by Kathy Clatanoff.

Agenda Item 1: Residents' Forum

Residents from Courts 4 and 5 came to the forum to discuss their concerns resulting from a recent break-in that occurred in Court 5. The Board listened to these concerns, advised residents of certain precautions co-owners may take and agreed to look into the issues further.

Agenda Item 2: President's Items

04.12.11.01 MOTION

Moved to approve the minutes of March 8, 2011

Motion passed unanimously.

04.12.11.02 MOTION

Moved to allow the FINS to use the pool this summer, with the dates and times to be determined.

Motion passed unanimously.

04.12.11.03 MOTION

Moved to approve a variance for sprinklers for 3555 South Stafford

Motion passed unanimously.

Agenda Item 3: Landscaping Items

04.12.11.04 MOTION

Moved to approve up to \$9,000 for landscaping improvements by Environmental Enhancements resulting from the Spring Walk-through

Motion passed unanimously.

Agenda Item 4: Treasurer's Items

The Board discussed a number of possible drainage projects culled from earlier studies of Glen storm sewers and drainage issues prepared by Restoration Engineering, Inc. in 2007-2008. Issues assessed in the studies as high priority and many with moderate priority have been completed. Projects selected for attention in 2011 include (1) drainage problem at rear of 4276-4284 S. 35th St. in Court 15, for which a design exists, (2) replacing a yard inlet basin with a manhole cover for access at the storm sewer between Courts 2 and 3, (3) a similar project at the yard inlet basin between Courts 13 and 14, (4) correction of roofing problem at 4320 S. 35th St. in Court 16 where water cascades down the front wall, and (5) possible need for catch basins at the Tot Lot. Two additional items will be addressed through landscape work noted above with Environmental Enhancements: (6) drainage problem at rear of 4226-4234 S. 35th St. in Court 15 and (7) drainage problem between Courts 3 and 4 coming out to Stafford St.

04.12.11.05 MOTION

Moved to approve various drainage projects as identified above
Motion passed unanimously.

04.12.11.06 MOTION

Moved to approve the draft audit with corrections on statement of income conveyed to the auditor by the treasurer
Motion passed unanimously.

04.12.11.07 MOTION

Moved to approve the 2010 Annual Financial Report to co-owners and for publication
Motion passed unanimously.

04.12.11.08 MOTION

Moved to purchase a portable carpet cleaner from Daycon for cleaning common area carpets in B units at a cost of \$2,300
Motion passed unanimously.

Agenda Item 5: Management Report

Terry McGuire discussed the present status of insurance damage claims resulting from the winter storms. The Board recommended a course of action to move forward. Questions were also raised about bids on the B-building mailboxes, deferring that decision until later. Only a single bid was in hand for parking lot sealing and striping, deferring that decision until later

04.12.11.09 MOTION

Moved to approve the painting contract with NOVA Painting Co. for \$49,849.80 plus carpentry
Motion passed unanimously.

04.12.11.10. MOTION

Moved that the Board go into Executive Session to discuss delinquencies, legal advice, matters involving violations of the condominium instruments or rules and regulations promulgated thereto, and the personal liability of unit owners to the unit owners' association.

Motion passed unanimously.

04.12.11.10. MOTION

Moved that the Board return to open session.

Motion passed unanimously

The meeting was adjourned at 8:30 pm. The next scheduled meeting of the Board is on Tuesday, May 10, at 7:00 pm in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, Secretary