

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
August 14, 2018 Board Minutes
Fairlington Community Center

ATTENDEES: Charlie Robbins (President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At-Large) and Candace Lewis (Cardinal Management). Absent: William Layer (Vice President).

CALL TO ORDER: The board meeting was called to order by the treasurer at 6:30 p.m.

APPOINTMENT OF NEW OFFICER:

By e-mail vote on July 31, the board unanimously voted to approve the appointment of Charlie Robbins as a new board member to replace Thora Stanwood, who had announced at the July board meeting that she was resigning effective July 31 due to health reasons.

08.14.18.01 Motion. Moved to approve the appointment of Charlie Robbins as president to fill the office through the annual meeting in November. Motion passed unanimously.

USI INSURANCE PRESENTATION:

Insurance broker Theresa Melson, Senior Vice President at USI Insurance, explained the coverage limits of the Glen's proposed insurance policy.

RESIDENTS' FORUM:

Residents attending the residents forum included Barbara Dean (court 7), Marni Myers (court 14), Lynda Lyle (court 14), Tracy and Frank Van Atta (court 8), Ellen McDermott (court 14), and David Robbins (court 14).

Residents from court 14 inquired about the status of the parking lot renovation, which will probably begin in mid-September soon after 35th Street is repaved by the county. They also asked about the survey sent to co-owners to determine whether the majority wish (1) to have the two unassigned spaces removed so that the assigned spaces will become wider in conformance with most parking spaces in the Glen and (2) whether the spaces should be re-assigned in the same sequence as the unit addresses. The deadline for returning the survey, August 15, is the day after this meeting, so the final tally was not available.

The residents from court 8 expressed a desire for more landscaping as a visual barrier along King Street.

BOARD MEETING MINUTES:

08.14.18.02 Motion. Moved to approve the minutes of the July 10, 2018 board meeting. Motion passed, with the president abstaining.

BOARD MEMBERS' REPORTS:

President –

The president asked about the status of the change in the locks at the maintenance facility. The management agent will look into the matter.

08.14.18.03 Motion. Moved to appoint Thora Stanwood as the board's liaison for the environmental issue and also as the board's liaison to the Fairlington presidents' group. Motion passed unanimously.

Treasurer –

08.14.18.04 Motion. Moved to amend the Glen's handbook to approve a time-limit rule for unassigned parking spaces, limiting their use to 72 consecutive hours unless more time is approved by the board. Motion passed unanimously. The amendment is attached as Appendix 1.

08.14.18.05 Motion. Moved to approve a bid by James R. Walls Contracting in the amount of \$24,290 to do spot repairs on roofs in courts 5-8. Motion passed unanimously.

In response to a question from the management agent, the treasurer recommended that this cycled roof repair work, along with the cycled carpentry work, be completed and paid this year so that the Glen can become current in its maintenance cycle, even though this may cause us to run a deficit for this year.

08.14.18.06 Motion. Moved to approve the \$75,224 bid by Traveler's Insurance, with the fidelity bond offered by Continental rather than Travelers. Motion passed unanimously.

08.14.18.07 Motion. Moved to approve a donation of \$250 to the Fairlington Historical Society for the celebration of Fairlington's 75th Anniversary. Motion passed unanimously.

The treasurer handed checks from pool parties to the management agent. The amounts are listed in Appendix 2.

Secretary –

The Glen's remaining paddle tennis court, long abandoned for paddle tennis, is mainly used by parents as an enclosed play area for their small children. A few residents would like to play pickleball, a much more popular sport than paddle tennis these days. Some residents have requested that the paddle tennis court and its fence be retained. Other residents have complained that the fence has deteriorated, the net is ruined, and the area is now an eyesore.

The secretary offered a solution aimed at accommodating the children and pickleball players, while removing the eyesore: First replace the old fence. Then remove the old net but leave the net posts in place to keep debris out of the sleeves that hold them. Instead of investing in a new permanent net, buy a less expensive portable pickleball net for the few residents who might like to play either pickleball or paddle tennis (the net can be used for either game). The portable net, which comes in a duffel bag, can be stored at the swimming pool, checked out like a library book by any resident with a pool pass, assembled at the court, and then disassembled and returned a few hours later to the pool, where it would be stored, safe from small children who might damage it. Under this plan, the Glen would not resurface the court, which would cost about \$8,000, until such time as the board observes a great surge in demand for pickleball. If that happens, the net and the court surface could be made permanent again.

08.14.18.08 Motion. Moved to approve the bid of Hercules Fence in the amount of \$7,538 to replace the paddle tennis court fence. Motion passed unanimously.

08.14.18.09 Motion. Moved to approve the purchase of a portable pickleball net from pickleballcentral.com in the amount of \$169.99 plus shipping and handling. Motion passed unanimously.

The county has put out notices that the repaving of 35th Street will begin with milling on August 15. The street should be finished in about three weeks. Then the Glen's contractor, Pro-Pave, can begin the renovation of the court 14 parking lot, probably in mid-September.

At-Large -

The at-large member said that a survey was sent to co-owners to identify those who do not want FIOS now or in the future. Verizon will skip those units when repositioning a coil of wire inside their patio fence.

COMMITTEE REPORTS:

Landscape chair Barbara Dean discussed a landscape proposal from G&V Tree and Landscaping Services for tree pruning. The proposal was tabled until the next meeting so that the president can study it.

MANAGEMENT REPORT:

Several tasks and liaison relationships handled by the previous president were redistributed among the board members. The treasurer will be the pool committee liaison and the president will be the landscape committee liaison. The treasurer will also coordinate preparation for the annual meeting with the management agent.

The management agent reported that the hot water heater serving the pool bathrooms needs replacement.

08.14.18.10 Motion. Moved to approve Dwyer's bid to replace the hot water heater at the pool in the amount of \$2,750, to be funded by reserves. Motion passed unanimously.

EXECUTIVE SESSION:

08.14.18.11 Motion. Moved to go into executive session at 8:06 p.m. Motion passed unanimously.

The board reconvened in regular session at 8:58 p.m.

ADJOURNMENT: The meeting was adjourned by the president at 8:59 p.m.

The next scheduled meeting of the board is Tuesday, September 11, 2018, at 6:30 p.m. at the Fairlington Community Center.

Respectfully submitted,

Bill Worsley
Secretary

APPENDIX 1

Handbook Amendment on Unassigned Parking Spaces

In the handbook (2015), page 31, delete the bullet point pertaining to unassigned visitor spaces and substitute the following:

- Unassigned spaces are marked “RESERVED” and have a “-U” after the space number. Such spaces will be used only by: (a) persons visiting Glen residents for not more than 72 consecutive hours; (b) contractors retained by Glen residents or by Glen management; or (c) Glen residents for not more than 72 consecutive hours unless more time is approved by the board. All unassigned spaces are equally available to any Glen residents or their guests on a first-come, first-served basis, except that the Board may grant priority to its contractors, residents who are relocating, or residents having other special needs. Persistent violators may be towed at the request of the management agent, acting under the direction and supervision of the Board or one of its delegated members.

APPENDIX 2

Pool Party and Miscellaneous Income

Board Meeting Delivered to Manager	Payor	Purpose	Account 30190 Pool Income	Account 30260 Misc. Income	Paid By
June	Brandon Lipps	Pool Party	25.00		Check 1414
	Sarah M. Robinson	Pool Party	25.00		Check 313
July	Nicola F. Volkert	Pool Party	25.00		Check 1621
	Timothy Shelby	Recreation Pass		10.00	Check 1292
	Timothy Hodgson	Pool Party	25.00		Check 239
August	M.H. Lopez	Pool Party	25.00		Check 2133
	Paul Richelmi	Pool Party	25.00		Check 379
	Nicola F. Volkert	Pool Party	25.00		Check 1630
	Miriam Oakley	Pool Parties (2)	50.00		Check 280
	Monica Wiedemann	Pool Party	25.00		Check 503