

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
December 9, 2014 Board Minutes
Held at the Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Susan Hunchar (Vice President), Maynard Dixon (Treasurer), Kristin Sneed (Pool Co-Chair), Kearsley Walsh (Pool Co-Chair), Corey Love (Landscape Chair), and Karen Conroy (Cardinal Management). Absent: Thora Stanwood (Secretary) and Laura Knapp Chadwick (At-Large Member).

The meeting was called to order by President Jay Yianilos at 7:25pm.

Residents' Forum

There were no residents in attendance.

President's Report

Proposals for the 2015 swimming pool management contract were discussed after hearing oral presentations by representatives of Atlantic Pool Service and High Sierra Pools before tonight's meeting. These representatives were given some uniform revised specifications and asked to submit revised bids based on them for voting at the January 2015 meeting. The President noted that Neptune Aquatics, our pool management company for the past several years, did not submit a bid.

12.09.14.01 MOTION

Moved to approve the minutes of the November 12, 2014 regular meeting of the Board. Motion passed unanimously.

12.09.14.02 MOTION

Moved to approve the minutes of the November 5, 2014 organizational meeting of the Board. Motion passed unanimously.

The President reported on the Fairlington Citizens Association (FCA) meeting concerning intergenerational strategies and noted that the Glen will be participating in communicating the progress of this endeavor.

Lighting enhancements by the basketball court and in the alley between Courts 12 and 13 have been installed by Power Systems Electric (PSE) and height and bulb wattage issues are being resolved. PSE has not yet replaced two light fixtures that are part of the project.

JR Walls Company (Walls) has not scheduled the installation of the extension of the copper strip leftward on the roof of the building in Court 6 to prevent mossy stains.

The privacy issue of having contact information on the Glen website was discussed. Discussion of this topic will continue.

Vice President's Report

The Vice President will attend the December FCA meeting as a first effort as Glen liaison to the FCA.

Treasurer's Report

Cardinal Management reported that it is actively seeking reimbursement for bills paid for repairs that were the owners' responsibility.

Cardinal agreed to seek reimbursement from Autumn Roofing for a \$640.63 invoice from Serve Pro for clean-up due to roof leaks.

Cardinal Management was asked to verify that all contingency reserve funds have been transferred to the United Bank contingency account.

L. Engelking, Inc. has submitted an invoice for Courts 5-8 painting-related carpentry work in 2014, but the invoice is unsatisfactory for payment and for the auditor. Cardinal continues to attempt to get complete information.

The President noted that a painting contractor that was not hired to do any work in the Glen has been working in Court 11. Cardinal Management is checking on this.

The management contract renewal proposal for 2015 from Cardinal Management is being prepared. The Treasurer requested that the new contract authorize the Treasurer to contact Cardinal's accounting department directly instead of having to go through the Glen agent. Cardinal will circulate the draft by e-mail.

The Treasurer transferred funds from the Vanguard account to the United Bank operating account for reserves expenditures.

Landscape Committee

Corey Love, Landscape Chair, reported that Thrive, Inc. will conduct a walk through to check our trees for health or structural issues on Thursday, December 11. The Vice President will attend.

The Chair will be in touch with the Court 5 resident requesting installation of pavers and a Court 6 resident who inquired about the King Street buffer.

The City of Alexandria will be contacted about the possibility of providing plantings along the King Street fence now that the new Safeway has opened.

The residents of Court 12 who requested removal of a birch tree have received Environmental Enhancement's (EE's) report stating that the tree probably should not have been planted there; but, the tree is healthy and not doing any damage and should remain as is for the time being.

Efforts continue to help locate a contractor for onsite annual preventive maintenance of the new tractor, leaf blowers and snow blower.

Management Report

Roof replacement in Courts 3 and 14 is progressing. A second layer of sheet membrane has been installed and water penetration points have been repaired. Autumn Contracting (Autumn) has been given a checklist for repairs.

Signs for the Onsite Staff parking spaces have been received. Court 11 residents will be notified that these two spaces will be reserved for the Onsite Staff twenty-four hours per day and seven days per week, effective January 1, 2015.

Requests for painting proposals for Courts 9-12 have been issued.

Group health insurance renewal paperwork for the Onsite Staff has been submitted.

Walls has not submitted a bid for the installation and/or repair of 15 chimney screens.

12.09.14.03 MOTION

Moved to approve the renewal contract with Capitol Services of Virginia, Inc. for trash removal and recycling for December 1, 2014 - November 30, 2017 for the amount of \$5067.83 per month for the first and second years and \$5118.51 per month for the third year. Motion passed unanimously.

Having a Fairlington Arbor employee assist Maria Castro for several hours each week while Nelson Ordonez was on leave was a successful arrangement.

The engineering information concerning the basement foundation/wall problem at 4123-A2 S. 36th Street will be provided to the owner since the repair is the owner's responsibility.

The invoice for the legal fees for the foreclosure action has been received.

The sewer camera has been retrieved from the drain at 3563A1 S. Stafford Street. Efforts to find someone to repair the camera will begin.

Bids for replacing the center dormer window at 3571 S. Stafford Street in Court 3 will be solicited.

The final walk through of the roofing work done in 2013 in Court 2 is still pending until completion of the resealing of joints and painting by Walls.

12.09.14.04 MOTION

Moved to go into closed session at 8:45pm to discuss individual homeowner delinquencies, violations and other legal matters. Motion passed unanimously.

12.09.14.05 MOTION

Moved to return to open session at 8:58pm. Motion passed unanimously.

12.09.14.06 MOTION

Moved to turn over to legal for collection accounts 1008, 2059, 3124, and 5016. Motion passed unanimously.

The meeting was adjourned at 8:59pm.

The next scheduled meeting of the Board is Tuesday, January 13, 2015, at 7:00pm in the Fairlington Community Center.

Respectfully submitted,

Susan N. Hunchar
Vice President