

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

January 10, 2012 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Glen Co-owners: Mike Whitfield (Court 10), Susan Hunchar (Court 10) and Connie Francis (Court 14).

CALL TO ORDER

The meeting was called to order at 7:00pm by Ray Alexander.

Agenda Item 1: Residents' Forum

Mike Whitfield expressed concern over the issue of standing water on our basketball court. Basketball committee chair Patrick Murray, rather than Restoration Engineering, Inc. (REI), will inquire about the cost of an inexpensive fix.

Connie Francis addressed the Board about our trees and shrubs not getting enough mulch each year. She is also concerned that our landscapers have been blowing away the mulch during their cleanup efforts. The Board agreed to look into the cost of spreading mulch in both the fall and the spring. The Board will also ask our landscape contractor to be more careful when blowing leaves and grass so as not to blow away the mulch too.

Agenda Item 2: President's Items

01.10.12.01 MOTION

Moved to approve the minutes of the December 13 meeting of the Board as presented. Motion passed unanimously.

The spring landscape walkthrough is set for Saturday, March 17, 2012 at 9am at the Stafford circle, and a tentative date for the late-summer walkthrough is Saturday, August 18. Paperwork for the walkthrough and the red reflectors program will be made available in the February Glen Echo and on our website, and the dates for submission of this paperwork were added to the calendar. After Amanda Deringer observed that a request doesn't always mean that the work will be approved and completed, it was agreed that this should be emphasized in the newsletter, as it was last year.

Regarding a noise complaint received by the Property Manager and the Board concerning a barking dog, everything seems to have been worked out between the two residents.

At our Annual Meeting last November, resident Alan Bow asked the Board to consider making Fairlington Glen a no soliciting neighborhood. After discussion of, and some disagreement over, the extent to which the Glen is empowered to regulate this matter, further action on the proposal was tabled.

01.10.12.02 MOTION

Moved to approve the 2012 calendar of dates and deadlines that was drafted by Treasurer Maynard Dixon with the additions noted above. Motion passed unanimously.

Agenda Item 3: Treasurer's Report

The Treasurer presented his draft of the 2012 Capital Expenditures plan. Property Manager Terry McGuire will ask REI's advice on our roof replacement plan for this year to make sure the roofs in question are in fact the ones that need our attention most in 2012.

The Treasurer noted that the Glen exceeded its 2011 budget for Account 61025 (painting and decorating) by about \$47,000 due to unanticipated expenditures for carpentry related to the painting. Some discussion of what, if anything, should be done about this.

Three solid concrete drain covers for drain basins between Courts 2 & 3, Courts 13 & 14, and Courts 15 & 16 need to be replaced with covers containing manholes to facilitate cleanouts. After Terry reported that bids have not been received due to supply shortages, the Treasurer stated that he will raise the matter again at next month's meeting. While this was being discussed, co-owners Hunchar and Whitfield reported that we also need to check the manhole cover in Court 10 because it may be cracked.

The signature cards on our Burke & Herbert account have been changed. Later this week the Treasurer will consolidate the two Vanguard checking accounts into one single account, as approved by the Board last month.

The Treasurer met with a financial specialist at Capital One about getting a higher return on the low interest (0.6%) account that contains about \$80,000. They offered a rate of return (2% - may be more if the stock market rises) that is too low in light of the interest rate risk involved in freezing the funds for four years.

Agenda Item 4: Management Report

Cardinal Management is still tracking down information on the \$2000 federal tax refund that was claimed on the Glen's 2010 tax return, a matter that was raised at last month's meeting. Terry observed that the state tax refund shows up on our ledgers, but that a \$2000 federal tax refund does not.

The co-owner at 3596 S. Stafford Street has been reimbursed for plumbing expenses following a sewer lateral blockage that was outside of the unit.

Jeff Hugney of REI has reported about the issue of moss stains on some of the Glen's older roofs. There is a cure, and Terry is going to gather information on whether the cure will be cost effective in light of the amount expended and its effect on the useful lives of our roofs.

REI and our roofing contractor, Walls, met to discuss the issue at 4200 S. 36th Street. Terry will follow up.

We are still withholding final payment to our B-Building mailbox contractor until all repairs are made and finalized.

Discussion was held regarding our landscape contractor, Environmental Enhancements (EE). At next month's meeting, the Board will address the contract situation and the work that is to be done in 2012, which may, as noted above, be augmented to add more mulching.

01.10.12.03 MOTION

Moved that the Board go into closed session to discuss individual homeowner delinquencies and other legal matters. Motion passed unanimously. At Large member Jonathan Rolbin was not present during the closed session.

01.10.12.04 MOTION

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

01.10.12.05 MOTION

Moved to send account 3015 a demand letter and turnover. Motion passed unanimously.

The meeting was adjourned at 9:00pm.

The next scheduled meeting of the Board is Tuesday, February 14, 2012 at 7:00pm in the Fairlington Community Center.

Respectfully Submitted,

Jay Yianilos, Secretary