

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
January 17, 2013 Board Minutes
Held at the Fairlington Community Center

ATTENDEES

Jay Yianilos (President); Keith June (Vice President); Maynard Dixon (Treasurer); Susan Hunchar (At Large member); Laura Knapp Chadwick (Secretary); and Karen Conroy (Cardinal Management)

Glen Co-owners: Corey Love (Court 2 and Landscape Chair); Anne Perolin (Court 9); Alex Wilde (Court 9); Guy Land (Fairlington Citizens Association); and Karen Hanley (Court 8)

Agenda Item 1: Call to Order

The meeting was called to order at 7:01 pm by Jay Yianilos.

Agenda Item 2: Residents' Forum

Anne Perolin and Alex Wilde inquired about the status of their request for a variance to construct an egress window at the back of their unit at 3527 S. Utah Street.

Corey Love provided a Landscape Committee update. Corey will soon meet with Environmental Enhancements (EE) to discuss ongoing and upcoming landscaping tasks, including a calendar of services for 2013 and plantings near the new fence at the tennis courts. Corey stated that Arlington County had recently inquired about the treatment and spraying of plants along Quaker Lane. Jay Yianilos informed the group that the Glen and the Meadows have a joint agreement with the County about these plants. Corey announced that the Spring Landscape Walk-through is scheduled for Saturday, March 23, 2013. Maynard Dixon stated that the EE contract should be posted to the Yahoo group.

Guy Land, President of the Fairlington Citizens Association (FCA), addressed the Board. He offered his thanks for the opportunity to speak and stated that his visit underscores the FCA's interest in working and partnering with all Fairlington boards. Guy discussed the FCA's proposed activities for 2013, including the establishment of a Fairlington Farmers Market and the organization of a Fairlington 5K race. To mark the 70th anniversary of the construction of Fairlington, the FCA will be teaming up with the Fairlington Historical Society on joint events throughout the year. He also discussed the ongoing parking situation and discussions with the County about these issues. He inquired whether the FCA should hold a "Board of Board Presidents" roundtable to bring together all the Fairlington associations. Keith June asked if Arlington County Supervisors ever attend and address FCA meetings. Guy responded affirmatively and announced that Supervisor Libby Garvey, a Fairlington Glen resident, had recently confirmed her visit to an upcoming FCA meeting. Keith then inquired if the FCA should invite someone from the Alexandria City Council. Guy responded in favor of this suggestion. Maynard inquired about the trash in median at the Bradlee Center and asked Guy to

determine who is responsible for clean-up. Jay Yianilos stated that the FCA should serve as the voice of Fairlington when interacting with Arlington County and the City of Alexandria.

Karen Hanley inquired about the status of her request for a variance for a kitchen remodel at 3623 S. Taylor Street.

Agenda Item 3: Approval of the Minutes of Previous Meeting

1.17.13.01 MOTION

Moved to approve the December 11, 2012 meeting minutes as corrected. Motion passed unanimously.

Agenda Item 4: Reports of Officers

A. President's Report

The President asked Karen Conroy about the missing tire swing at the tot lot. Karen stated that she will follow-up with Nelson and Maria..

The President inquired if the Vice President, Secretary or At Large Member had reports to give.

The Secretary volunteered to write an article for the Glen Echo about electronics or e-waste recycling.

The Vice President discussed the upcoming board walk-through on Sunday, January 27, 2013.

The Secretary discussed her interest in reviewing documents and articles that are marked or signed from the Glen Board of Directors before they are published or distributed to the community.

B. Treasurer's Report

The Treasurer noted that he had circulated a spreadsheet of proposed reserve expenditure projects for 2013 and beyond and explanatory narrative. The Treasurer asked that all Board members review the documents before the next Board meeting, paying special attention to the 2013 roof and drain work on the spreadsheet. Focusing on the roof replacement work in 2013, the Treasurer stated that if the bid from Walls were to be less than what was budgeted, then the money could be redirected towards increased funding for preventive parking lot maintenance. The Secretary inquired if the money should be used for further stoop repairs. The Treasurer responded that stoop repair work is expensive and recommended that Nelson and Maria do as much stoop work as they can in-house before we hire a contractor.

The Treasurer announced that the negative balance in the Glen's Virginia Commerce Bank had been resolved by his moving \$173,000 into this account from the Vanguard reserve account.

The Treasurer then led a review of the following Project List, which is included in the Management Report.

1. Overgrown patios: The overgrown patios have not yet been added to the Violations List.
2. Lower Part of the Parking Signs: The installation of the new lower part of the signs will likely occur the following week.
3. Exposed utility wires and boxes: Karen Conroy has left a message at the Comcast Buried Lines phone number and will report back.
4. Stoop repair work: The Treasurer reaffirmed that Nelson and Maria should reassess the proposed repair list and complete as much as they can do in-house.
5. Painting: Karen Conroy reported that the painting work had recently been completed.
6. Moss on roofs: After a discussion of the issue, the Treasurer agreed to contact Blake Gidden of Restoration Engineering, Inc. (REI) about a copper wire test.
7. Reserve Study 2013: The Treasurer reaffirmed that the REI bill for the study should be billed to the Reserve Account.

Agenda Item 5: Management Report

Karen Conroy announced that the lighting enhancements in Court 4, previously approved by the Board, will soon be completed. She also noted that the contractor will also fix the felled light pole on S. 35th Street.

Karen recently contacted EE about the Court 14 drain that needs bolstering. The Treasurer instructed her to postpone this work until additional work is scheduled in order to save money.

Karen reported that she had recently been contacted by a co-owner's lender during the course of a refinance and was told that the Glen needed additional insurance coverage. Karen contacted the Glen insurance provider for a quote on the cost of an increase and is waiting for a reply. Discussion ensued about whether the Glen should increase our insurance.

The At Large Member asked Karen about an entry on a work log. Karen will report on it at the next meeting.

Agenda Item 6: Unfinished Business

A. Resolution of Plumbing Issue/Bill – 4123 S. 36th St

1.17.13.02 MOTION

The President moved that this issue be discussed during Executive Session. Motion passed unanimously.

Agenda Item 8: New Business

1.17.13.03 MOTION

Moved to approve a variance for kitchen renovation at 4323 S. 36th Street as approved by Greg Lukmire, Variance Coordinator. Motion passed unanimously.

1.17.13.04 MOTION

Moved to approve a variance for kitchen renovation at 3623 S. Taylor Street as approved by Greg Lukmire, Variance Coordinator. Motion passed unanimously.

The variance for a rear egress window at 3527 S. Utah Street was tabled pending review of further information provided.

Agenda Item 10: Executive Session

1.17.13.05 MOTION

Moved that the Board go into closed session at 8:35 pm to discuss individual homeowner delinquencies and other legal matters. Motion passed unanimously.

1.17.13.06 MOTION

Moved that the Board return to open session at 8:59 pm. Motion passed unanimously.

1.17.13.07 MOTION

Moved to turn over accounts 2026, 2053, 2101, 3053, 3058, 3078, and 3124 for collection activities. Motion passed unanimously.

1.17.13.08 MOTION

The Secretary moved to split the cost for the outstanding plumbing bill at 4123 S. 36th Street between the association and the co-owner. The motion failed to garner a second.

1.17.13.09 MOTION

The Treasurer's moved to continue efforts to collect a plumbing bill assessed to the owner of 4213 S. 36th Street, but to continue to offer the owner an installment payment plan. Motion passed 4 to 1, with the Secretary voting "nay."

The meeting was adjourned at 9:03 pm.

The next scheduled meeting of the Board is Tuesday, February 12, 2013 at 7:00 pm in the Fairlington Community Center.

Respectfully submitted,
Laura Knapp Chadwick, Secretary