

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

July 10, 2012 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Representatives from Wells Fargo: Judy Balloff and Harry Pilson.

Glen Co-owners: Mike Whitfield (Court 10), Bill Worsley (Court 16), and Will Smith (Court 9).

CALL TO ORDER

The meeting was called to order at 7:07pm by Ray Alexander.

Agenda Item 1: Residents' Forum

No issues or concerns were presented by the residents in attendance.

Agenda Item 2: President's Items

07.10.12.01 MOTION

Moved to approve the minutes of the June 12, 2012 meeting of the Board as presented. Motion passed unanimously.

Regarding the delayed opening of the Glen pool on Sunday, July 8 due to the late arrival of a lifeguard, the Property Manager will draft a letter to Curl, our pool contractor, expressing the Board's view that this was an unacceptable event.

The President will send the co-owner at 3121 S. Stafford Street an update note regarding the root intrusion problem and fence problem coming from a tree located within the patio at the neighboring property at 3523-A S. Stafford Street. Ray will let the co-owner at 3121 know that we are awaiting a response from the co-owner at 3523-A. The Property Manager agrees that we need to order the removal of all vines from inside the fence at 3523-A.

There was discussion on storm damage from patio trees and the responsibility for repair to gutters in the case of a tree that fell out of one patio and damaged the gutter of a nearby building. This discussion was tabled.

07.10.12.02 MOTION

Moved to approve a variance request for 3611 S. Taylor Street, #A-1 for kitchen renovation. Motion passed unanimously.

Judy Balloff and Harry Pilson of Wells Fargo explained the difference between FDIC protection for bank accounts and SIPC protection for other types of accounts. Their company can provide the Glen with lots of opportunities in a capital preservation environment. The Board agrees to examine our investment policy statement and discuss further before making a decision regarding the transfer of any funds from our Vanguard money market account to a nearby bank.

Agenda Item 3: Treasurer's Report

The Treasurer submitted two options for the 2013 budget. The first option increases monthly dues by 2.8%, cuts discretionary landscape by \$5,000, and provides for a small increase in gross reserve contributions over 2012. The second option would keep landscape at its current level, but increase dues revenue by \$5,000 (a 3.16% monthly increase) to keep gross reserve contributions equal to those under the first budget option. The Vice President, who also chairs the landscape committee, agrees to the proposed \$5,000 cut in the 2013 discretionary landscape budget.

07.10.12.03 MOTION

Moved to approve the Treasurer's first budget option for 2013. Motion passed unanimously.

The Treasurer presented an updated work proposal for the painting cycle in Courts 13-16. Terry will talk to NOVA, our painting contractor, regarding a contract for this work.

A proposal has been submitted by Ron Rubin at Thrive, Inc. regarding tree damage and necessary clean up from the June 29 derecho.

07.10.12.04 MOTION

Moved to allow the Vice President to approve a proposal with Thrive, Inc. for work not to exceed \$10,000 for tree damage clean up from the derecho storm. Amanda will seek the help of resident Dave Sherman to assist and supervise Thrive's efforts. Motion passed unanimously.

Bishops Tennis is booked and not available to complete the approved work (see 05.08.12.02 MOTION) on our triple tennis courts. Bishops suggested our landscaper can successfully handle the job, so Will Smith met with Fred Peratt at Environmental Enhancements (EE) to seek a proposal. EE's proposal calls for a two-phase repair, with each phase costing \$1325.

07.10.12.05 MOTION

Moved to authorize the expenditure of an additional \$450 to complete the triple tennis court repairs. Motion passed unanimously.

From the Treasurer's ongoing project list, the following updates are reported:

1. Terry will follow up with Fred Peratt of EE on the clogged pipe connecting the two man-hole drain basins behind Court 16.
2. Terry will talk with our on-site crew about stoop repair. However, right now the on-site crew continues to focus on storm clean up.
3. Court 5 roof repair work is an approved expense, but we still have not received a signed contractor from Walls Roofing.

4. Restoration Engineering, Inc. (REI) still owes us an evaluation and recommended repair for our basketball court.
5. There is nothing new to report on fixing the mossy stained roofs. Terry is waiting on a response from REI.
6. The 2013 Reserve Study may actually begin later this year with REI.

The fall landscape walkthrough is set for Saturday, August 18 at 9am beginning at the Stafford Street circle. Paperwork for the walkthrough and the red reflectors program will be made available in the August Glen Echo and on our website. The deadline to submit paperwork is Friday, August 10.

Agenda Item 4: Management Report

The Property Manager has provided staff work logs for early June.

07.10.12.06 MOTION

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

07.10.12.07 MOTION

Moved that the Board return to open session. Motion passed unanimously. There was no further action as a result of the closed session.

The meeting was adjourned at 8:48pm.

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

Respectfully Submitted,

Jay Yianilos, Secretary