

(draft)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

July 12, 2011 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

Kathy Clatanoff, President; Margaret Windus, Treasurer; Jonathan Rolbin, Secretary; Amanda Deringer, At-Large; Ray Alexander, Vice President; and Terry McGuire (Cardinal Management).

Glen Co-owners: Maynard Dixon, Court 16; Will Smith, Court 9; Patrick Murray, Court 6.

CALL TO ORDER

The meeting was called to order at 7:00 by Kathy Clatanoff.

Agenda Item 1: President's Items

Chair of the Tennis Committee, Will Smith reported on the status of and proposals for re-surfacing the tennis courts and contracts from vendors. Chair of the Basketball Committee, Patrick Murray, reported on the damage to the basketball court and available options for repair.

07.12.11.01 MOTION

Moved to approve minutes of the June 14 meeting of the Board with corrections to the sentence about overdue accounts.

Motion passed unanimously.

07.12.11.02 MOTION

Moved to approve two contracts with Bishop's Tennis, Inc., one contract for \$41,655 to renovate the single tennis court and one contract for \$96,370 to renovate the triple tennis courts, funding to come from reserves.

Motion passed unanimously.

07.12.11.03 MOTION

Moved to approve a contract with Expert Fence in the amount of \$20,750, to install a new fence at the triple tennis courts, funding to come from reserves.

Motion passed unanimously.

07.12.11.04 MOTION

Moved to approve a contract with Proffit Brothers Paving for \$1,550 to install two new poles and backboards at the basketball court (to be provided by Fairlington Glen) and seal and stripe the court. Patrick Murray, basketball chair, is authorized to purchase the poles and backboards at a cost of \$2,318 and be reimbursed by the Glen.

Motion passed unanimously.

07.12.11.05 MOTION

Moved to approve a contract with the Goldklang Group to provide audit and tax services for fiscal years 2011 and 2012 in the amounts, respectively, of \$6,050 and \$6,250. Motion passed unanimously.

07.12.11.06 MOTION

Moved to approve a contract with NVM Contractors to repair, crackfill, seal, and stripe fourteen parking lots at a cost not to exceed \$34,686 and to mill and pave courts 11 and 14 to a depth of two inches at a cost of \$17,820, for a total not to exceed \$52,506, funding to come from reserves. Motion passed unanimously.

The Board reviewed and discussed various changes to the Glen Handbook. Two blanket variances were discussed and approved as noted below. Various modifications were made to landscape rules to add ivy to the proscribed list of plantings; to require that mulch correspond in both color and texture to that used by the Glen's landscape contractor; to require that non-plant additions to front and side beds be inconspicuous; to remove red-stained timbers from the allowed list; and to add natural stone to the allowed list.

07.12.11.07 MOTION

Moved to approve the following blanket variance: "Kitchen doors may be replaced with full-view doors provided they are the same size as the existing door and conform to approved door colors. If changes to door size or location are proposed, a standard variance request must be submitted." Motion passed unanimously.

07.12.11.08 MOTION

Moved to approve the following blanket variance: "Landscape Lights. Installation of low-intensity, ground level landscape lights within planting beds adjacent to a co-owner's unit is allowed under the following guidelines:

- Up to six (6) low intensity lights, each not exceeding a height of twenty-six inches (26") may be installed at least 18 inches (18") apart from one another.
- Lighting fixtures must be unobtrusive as to color of finish and style
- Lighting may not be directed or shine off the bed in which it is installed. In particular, care must be taken in arranging the angle of a light so as not to disturb neighbors.
- Lighting fixtures illuminating beds must be focused downward.
- Lighting installations are restricted to not more than 200 watts total with a maximum wattage per fixture of 50 watts.
- Colored lighting or any off-norm color is allowed only as part of seasonal holiday decorations."

Motion passed unanimously.

Agenda Item 2: Management Report

Cardinal Management reported on the status of the remaining insurance claims and on the status of painting in Court 10.

07.12.11.09 MOTION

Moved to go into Executive Session

Motion passed unanimously.

07.12.11.10 MOTION

Moved that the Board return to open session.

Motion passed unanimously

The Board agreed to turn account 2013 to our attorneys for further action.

The meeting was adjourned at 9:00 pm.

The next scheduled meeting of the Board is on Tuesday, August 9, at 7:00 pm in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, Secretary