

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

July 8, 2014 Board Minutes

Held at the Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Corey Love (Vice President and Landscape Chair), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Karen Conroy (Cardinal Management), Thora Stanwood (Court Rep. Court 2), Todd Heron (Court 4).

The meeting was called to order by President Jay Yianilos at 7:00 pm.

Residents' Forum

Thora Stanwood (Court 2 Rep) asked about the rusted metal box on the outside wall behind her B Building and it was identified as the HVAC breaker box for one of the units and is the owner's responsibility to maintain. The Board informed her that one B Building in Court 2 had been granted an extension until July 11 for removal of unapproved items in the basement. Thora questioned if the Glen could do anything about the motorcycle chain that is on a street tree on S. Stafford Street and has not been used in several years. Since it is a street tree, it is under county jurisdiction and Thora will contact the county for removal. In response to her question about approved door paint colors, Thora was referred to get information from the Onsite Staff. Thora also asked for clarification on a point in the recently issued resolution concerning the use of common areas. Thora will contact Court Representatives Group (CRG) chair, Carol Goodloe, about CRG meetings.

07.08.14.01 MOTION

Moved to approve the minutes of the June 10, 2014 Board meeting. Motion passed unanimously (4-0).

President's Report

07.08.14.02 MOTION

Moved to ratify prior email vote to approve a contract with Thrive, Inc. in the amount of \$637 to perform necessary pruning at 4124 S. 36th Street (Court 5). Motion passed unanimously (4-0).

The new Court Representatives for Courts 4 and 6 are Therese Madden Rose and Jeremy Wiedemann, respectively. Bozena Giza was thanked for her years of service as the Court 4 representative.

A possible contractor for the sidewalk repair at 4301 S. 36th Street in Court 10 has been identified and will be contacted to submit a proposal.

In an effort to standardize the replacement of smoke alarm batteries in B Buildings, the Onsite Staff will now replace batteries in all buildings during the month of July. This change is effective immediately.

07.08.14.03 MOTION

Moved to approve the variance request for kitchen and basement bathroom renovations as well as straightening the stairs from the front door and removing the inside wall by the front entrance at 4135 S. 36th Street. Motion passed unanimously (4-0).

Volunteer Appreciation Night will be held on Monday, September 15.

Applications for permission to place an item in the common elements for a non-incidental purpose for a limited amount of time as required by Resolution No. 14-01 should be sent to Cardinal Management with the President acting as backup.

The pool contractor has requested that pool rules be posted so that residents and guests are aware of them. If certain rules such as restricting eating and drinking to a specified area are not followed, we will be in violation of our county permit and may lose it.

Vice President and Landscape Chair's Report

Spring enhancement plantings have been installed.

An overgrown shrub at 4104 S. 36th Street (Court 5) will be removed by the Onsite Staff.

Chair will contact Roxanne Sykes about status of reporting street trees that need pruning, etc., to the county in response to Secretary's concern about a street tree limb encroaching on patio in Court 1.

Treasurer's Report

\$224,400 has been transferred from our Vanguard account to our operating account for prior and anticipated reserve expenditures.

The Treasurer handed the Manager two checks for \$25 each for non-private pool party reservations.

Management Report

Maria will be on vacation August 18-29. No additional help for Nelson is foreseen.

The payment for masonry training for the Onsite Staff by Astracor was mailed.

L.Engelking has still not responded to requests for carpentry repairs.

There is still no schedule for the roof repairs.

Cardinal will ask Autumn Contracting for an estimate for installing screens on chimney holes in the courts having roof work done and for chimneys in courts not having roof work done.

07.08.14.04 MOTION

Moved to approve the proposal from Environmental Enhancements, Inc. (EE) for the amount of \$12,305 for replacement of the two storm drain pipes below the swings area of the Tot Lot, the longer of which originates near the pool, and both of which feed into the same drain basin. Motion passed unanimously (4-0).

Power Systems Electric (PSE) reported that the cost for 6 foot poles and similar bulb wattage are the same as that for 8 foot poles and wattage referenced in their proposal for lighting enhancement in the area of the basketball court and alley between Courts 12 and 13. The President will get input from residents of the area concerning this project.

There is still no additional bidder for the repair and replacement of the cornice and dentils at 3537 S. Stafford Street and Cardinal Management will continue to seek additional bids.

A short discussion about unreserved parking spaces was held and will continue at future meetings.

The At-Large Member arrived at 8:04 pm.

Discussion then turned to the budget for 2015. The proposed dues increase in 2015 assessments is 1.9% and this will enable us to continue contributing to our reserves.

07.08.14.05 MOTION

Moved to accept the proposed 2015 Fairlington Glen Budget. Motion passed unanimously.

At-Large Member's Report

The At-Large Member will explore alternate possibilities for the paddleball court.

Secretary's Report

Disposition of the old tractor is still being pursued.

07.08.14.06 MOTION

Moved to go into closed session at 8:27 pm to discuss individual homeowner delinquencies, violations and other legal matters. Motion passed unanimously.

07.08.14.07 MOTION

Moved to return to open session at 8:55 pm. Motion passed unanimously.

07.08.14.08 MOTION

Moved to turn over to legal for collection accounts 2021, 2113 and 5016. Motion passed unanimously.

07.08.14.09 MOTION

Moved to write off as bad debt accounts 2066, 5003 and 5019, for a total of \$9.71. Motion passed unanimously.

The Board plans to schedule a special Fall meeting to conduct additional business.

The meeting was adjourned at 8:56 pm.

The next scheduled meeting of the Board is Tuesday, August 12, 2014, at 7:00 pm in the Fairlington Community Center.

Respectfully submitted,

Susan N. Hunchar
Secretary