

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

July 11, 2017 Board Minutes Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Thora Stanwood (Vice President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At-Large Member), and Candace Lewis (Cardinal Management).

CALL TO ORDER: The board meeting was called to order by the president at 6:45 p.m.

ENVIRONMENTAL UPDATE:

There has been no change in the environmental situation since the last board meeting, except that the Glen has been reimbursed for legal and related expenses by TBR Associates.

HUD has suspended the annual FHA recertification of the Glen pending a review of the environmental situation. Therefore, FHA mortgages are currently unavailable. Management has been answering HUD's requests for information.

ARLINGTON COUNTY FIRE DEPARTMENT:

Deputy Marshal Paul Frank and Captain Craig Brightbill from the county fire department discussed fire codes regarding grills and fire pits in patios.

According to county fire regulations, any grill must be at least 15 feet from a residential building. A grill should be no closer to a wooden fence than three feet. The same dimensions apply to a fire pit.

The county fire department will respond to calls from the Glen regarding smoke intruding into neighboring patios. The fire department has the power to issue a summons and take immediate action.

RESIDENTS' FORUM:

Tracy and Frank Van Atta (court 8) said that the light poles in their court are in poor condition. The paddleball court is also an eyesore. Landscaping is barren between the court and King Street.

Alex Ramirez (court 6) reported that his car was keyed when he parked it in one of the unreserved spaces in court 4 when he had to move his car because of street paving. Residents of court 4 warned him that something bad could happen to cars from other courts parked in court 4's unreserved spaces. The president said that a notice will be distributed to the residents of courts 4, 5, and 6 reminding them that unreserved parking spaces are available on a first-come basis to all Glen residents and guests, and unreserved spaces are not assigned to individual units.

Faith Colvin (court 15) and Connie Francis (court 14) also attended.

APPROVAL OF THE MINUTES:

07.11.17.01 Motion. Moved to approve the minutes of the June 13, 2017 board meeting. Motion passed unanimously.

COMMITTEE REPORTS:

Barbara Dean has volunteered to be chair of the Landscape Committee.

07.11.17.02 Motion. Moved to appoint Barbara Dean as chair of the Landscape Committee. Motion approved unanimously.

BOARD MEMBERS' REPORTS:

President –

The president reported that on June 17 he signed a contract with G&V Tree and Landscaping Services for tree trimming in courts 1-4 in the amount of \$1,525.

An e-mail vote on June 14 was taken to deny a variance request for 3558 S. Stafford Street in court 12 to not install a false downspout on the rear of the building to cover the existing condensate line. Then, on June 20, an e-mail vote was taken to approve a variance request to install a false downspout at 3558 S. Stafford Street to cover the existing condensate line.

The president said that he will not be seeking re-election to the board in November.

The roofing project is going quickly. The work in court 12 is now done and the crew has moved to court 8.

The president proposed that Volunteer Appreciation Night this year be held at 7:30 p.m. on Monday, September 11.

The president voiced his displeasure with the landscape contractor's work. The vice president said that she was also dissatisfied but working closely with the onsite manager to improve procedures and communication. The management agent said she will discuss the situation with the president of the company.

The president asked whether there has been any change in the status of the FIOS project. The at-large board member said that he does not have any new information.

The president and the vice president met with two board members of the Meadows to inform them about what the Glen had learned about how to deal with the chemical contamination, which has now been discovered to affect the Meadows.

Vice president –

The vice president discussed the idea of having a community meeting about the potential use of herbicides.

Structural Repair & Renovations Inc. was awarded a contract at the June board meeting to survey the flooding situation behind 3549 and 3551 S. Stafford (court 2). The vice president asked if the survey had been done. The management agent said she would check into it.

Treasurer –

The treasurer proposed the Glen draft budget for 2018, which includes a 2.9% increase.

07.11.17.03 Motion. Moved to approve the draft budget for 2018. Motion passed unanimously.

The treasurer reported that in July the Glen received, and had given the management agent, a total of \$290 for recreation passes and pool parties, which payments are itemized and account-coded in the attached Appendix 1. The treasurer noted that he had asked the volunteer responsible for collecting these sums not to accept cash from residents but that, if any cash is subsequently submitted, he will accept the cash and cut the Glen his own personal check for the amount accepted so that Cardinal Management will not have to deal with cash.

07.11.17.04 Motion. Moved to authorize the president to sign a contract with Walls Contracting in the amount of \$21,310 for spot roof and gutter work to be done in 2018 in courts 1-4. Motion passed unanimously.

The management agent said that she would arrange to have United Bank contact the treasurer to get information necessary for the treasurer and the president to be authorized signers for the Glen's certificate of deposit at that bank.

A variance request has been made to leave a bed of stones outside the fence at 4242 South 35th Street because of the mud that appears after a heavy rain.

07.11.17.05 Motion. Moved to approve a variance request to allow a stone bed to remain outside the fence at 4242 South 35th Street in court 15. Motion passed unanimously.

Noting that there was no support for the installation of outside power receptacles in any of the courts, the treasurer announced that he would not pursue the matter further.

Secretary –

The secretary has learned of a chemical that is sprayed on roofs to remove mold. The secretary offered to test it on a sample of moldy slates.

The stoop replacement work will resume this week in court 1. The long delay was caused by a problem getting building permits from the county.

Both half roofs in court 12 have been replaced. Walls Contracting is now working on the half roof in court 8.

The painting of courts 1-4 by Kolas Contracting is due to start on July 17. The painters will begin in court 2 to avoid the stoop replacement work being done in court 1.

At Large –

The at-large member said that he has been having trouble getting information from Verizon's FIOS contractors so he will go to Lloyd Saunders at Verizon.

The at-large member has been training the on-site crew to inspect the painters' work.

MANAGEMENT REPORT:

The county has notified the Glen that our trash containers in the common areas must have recycling bins if recyclable materials can reasonably be expected to be deposited there. The management agent recommended exploring various options for complying with the regulations.

EXECUTIVE SESSION:

07.11.17.06 Motion. Moved to go into executive session at 8:52 p.m. to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

The board reconvened in regular session at 8:58 p.m.

ADJOURNMENT: The meeting was adjourned by the president at 8:59 p.m.

The next scheduled meeting of the board is Tuesday, August 8, 2017, at 6:00 p.m. at the Fairlington Community Center.

Respectfully submitted,

Bill Worsley
Secretary

Appendix 1

Pool Party and Misc. Income 2017					
Month Recorded in Minutes	Payor	Purpose	Account 30190 Pool Income	Account 30260 Misc. Income	Paid By
June	Monica Wiedemann	Pool Party	25.00		Check
	Sara Tuke	Pool Party	25.00		Check
	Cynthia Geoghegan	Recreation Passes		15.00	Check
	[Not Identified by Nan Lukmire]	Recreation Passes		10.00	Cash
July	Dior Barlow	Recreation passes		10.00	Check
	Alan Frazier	Recreation Pass		5.00	Check
	Lucia Cuellar	Recreatipn Pass		5.00	Check
	William Stoppel	Recreation Passes		15.00	Check
	Adriel Pond	Recreation Pass		5.00	Check
	Chrysalis Chiropractic Of Alexandria	Pool Party	25.00		
	Nicky Volkert	Pool Party	25.00		Check
	Timothy Hodgson	Pool Party	25.00		Check
	Alexander Wilde	Recreation Pass		5.00	Check
	Tina Marie Masciangioli	Pool Party	25.00		
	Megan O. Pickersgill	Pool Party	25.00		Check
	Nathan Dickey	Pool Party	25.00		Check
	[Not identified by Nan Lukmire]	Recreation Passes		20.00	Cash
	Katrina Lesandric	Recreation Pass		5.00	Check
	Sarah Lloyd	Recreation Pass		5.00	Check
	John Phillips	Recreation Passes		20.00	Check
Raphael Katkin	Recreation Passes		20.00	Check	
Carolyn Lathey	Pool Party	25.00		Check	
August					
September					
TOTALS			225.00	140.00	