

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
July 10, 2018 Board Minutes
Fairlington Community Center

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

CALL TO ORDER: The board meeting was called to order by the president at 6:30 p.m.

RESIDENTS' FORUM:

Residents attending included Barbara Dean (court 7), Suzanne Wible (court 2), Michael Wells (court 7), Ellen and David Robbins (court 14), and Chris Keightley (court 2). No residents spoke during the residents' forum.

BOARD MEETING MINUTES:

07.10.18.01 Motion. Moved to approve the minutes of the June 12, 2018 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The president recommended several articles in Quorum magazine pertinent to condominiums, including repairs, radon abatement, and other topics.

The Virginia Department of Environmental Quality (DEQ) hosted a community informational meeting on Monday, July 9 for the residents of Fairlington Glen and Fairlington Meadows to present the findings of the Site Characterization Report Addendum (SCRA) for the Fairlington Cleaners, Fairlington Glen, and Fairlington Meadows PCE investigation dated May 21, 2018 as submitted by ECS. In addition to the regional DEQ staff and central office DEQ staff, local and state health departments, local elected officials, and the Glen's environmental attorney participated.

The president gave the management agent a letter to be sent to all court 14 co-owners to poll the co-owners to determine whether the majority wish (1) to have the two unassigned spaces removed so that the assigned spaces will become wider in conformance with most parking spaces in the Glen and (2) whether the spaces should be re-assigned in the same sequence as the unit addresses.

The president noted that there are some clogged underground downspout extensions that need to be cleaned out. She will work with the Glen's on-site staff to determine how to proceed with this project.

Repairs of the old paddle tennis court between courts 6 and 7 were tabled due to the incomplete data and pricing provided by several companies.

The president recommended that, again this year, the Glen donate "A Dollar A Door" or \$352 to the Virginia Legislative Action Committee. The committee does useful legislative work on behalf of condominium associations.

Vice President –

No report.

Treasurer –

The treasurer gave the management agent three checks totaling \$60 for pool parties and recreation passes. A list of items showing the three checks handed in this month and two checks handed in last month is attached to these minutes in the appendix.

The treasurer asked the management agent to reserve a room at the community center for the annual meeting in November.

The treasurer presented the proposed 2019 annual budget, which includes a 2.8% fee increase. The approved draft will be communicated in the August newsletter.

07.10.18.02 Motion. Moved to approve the treasurer's recommended draft 2019 Glen budget for presentation to the members for their approval at the 2018 annual meeting. Motion passed, with the vice president abstaining.

07.10.18.03 Motion. Moved to approve an accounting transfer to (a) reclassify \$24,726 from unappropriated members' equity to contingency, and (b) transfer the same amount from the Glen's operating account at Mutual of Omaha to the Glen's contingency fund account at the same bank. Motion passed unanimously.

07.10.18.04 Motion. Moved to approve REI's proposal to retain a soil testing engineer to conduct soil testing for the parking lot in court 14, for a total estimated cost of \$4,500. Motion passed unanimously.

The treasurer asked about the timing of the painting of the King Street fence. The brush has been cleared, but the on-site crew will be asked to remove a couple of small limbs so that painting can begin. The president will work with the maintenance staff to have this completed.

Secretary –

The secretary said that the 26 stoop renovations from the Lindman contract are on track to be completed by the end of July. REI will be looking at the next group of masonry repairs needed in the Glen. The on-site crew has been tasked with tuckpointing stoops that have only minor problems such as small sections of eroded or missing mortar.

At-Large -

Verizon, which only last month had notified the board that it was suspending new FIOS installations in the Glen until the board allowed it to install a junction box on the wall outside every unit, just sent a letter to the board saying that it has found a workaround that will eliminate this requirement. The at-large member will investigate to make sure that FIOS installations in the Glen can now proceed.

COMMITTEE REPORTS:

Landscape chair Barbara Dean presented a landscape proposal from G&V Tree and Landscaping Services for tree pruning.

07.10.18.05 Motion. Moved to approve the G&V Tree and Landscaping proposal for tree pruning in the amount of \$7,130. Motion passed unanimously.

MANAGEMENT REPORT:

Nothing additional to report.

EXECUTIVE SESSION:

07.10.18.06 Motion. Moved to go into executive session at 7:28 p.m. Motion passed unanimously.

The board reconvened in regular session at 8:12 p.m.

07.10.18.07 Motion. Moved that action be postponed on violation V0130 until further inspection is performed. Motion passed unanimously.

07.10.18.08 Motion. Moved that the assailant named in the police incident report dated June 25, 2018, will be prohibited from entering Glen property indefinitely and management will send a first-class certified letter advising of such. Motion passed unanimously.

The president announced that she will be resigning from the board effective July 31, 2018 due to health reasons.

ADJOURNMENT: The meeting was adjourned by the president at 8:14 p.m.

The next scheduled meeting of the board is Tuesday, August 14, 2018, at 6:30 p.m. at the Fairlington Community Center.

Respectfully submitted,

Bill Worsley
Secretary

APPENDIX 1

Pool Party and Miscellaneous Income

Board Meeting Delivered to Manager	Payor	Purpose	Account 30190 Pool Income	Account 30260 Misc. Income	Paid By
June	Brandon Lipps	Pool Party	25.00		Check 1414
	Sarah M. Robinson	Pool Party	25.00		Check 313
July	Nicola F. Volkert	Pool Party	25.00		Check 1621
	Timothy Shelby	Recreation Pass		10.00	Check 1292
	Timothy Hodgson	Pool Party	25.00		Check 239