

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

June 12, 2012 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Representative from Restoration Engineering, Inc. (REI): Tom Martin

Glen Co-owners: Tevis Smith (Court 10), Patrick Murray (Court 6), and Laura Chadwick (Court 8).

CALL TO ORDER

The meeting was called to order at 7:05pm by Amanda Deringer without Ray Alexander being present. Ray arrived shortly thereafter.

06.12.12.01 MOTION

Moved to temporarily suspend the residents' forum for a presentation from Tom Martin of REI. Motion passed unanimously (3-0).

Agenda Item 1: REI Presentation

Tom Martin made a presentation to the Board on four projects. The first was the analysis of bids submitted for slate roof replacement at 4112-4116 and 4118 S. 36th Street. The Board later selected and approved one bid. The second was REI's review of the need for and cost to have moss cleaning done on the roofs of 4130-4134 S. 36th Street. REI will re-review this project after receiving additional information provided by Maynard Dixon on the units affected by the moss. The third was a brief discussion on the additional work to be done on the triple tennis courts. The Board determined that Bishops Tennis, Inc. should address the Board on the work to be done, and Cardinal will reach out to Will Smith to arrange for that presentation in July. The final project was REI's review and assessment of the basketball court. REI concluded that neither a resurfacing nor a fill type project would provide a long-term solution to the problem. REI will investigate the possibility of and cost for a complete remediation project.

Agenda Item 2: Residents' Forum

Tevis Smith addressed the Board seeking assistance in selecting a contractor to perform work on water leaks in his basement. The Board recommended that Mr. Smith reach out to other Glen co-owners for recommendations using the Yahoo Glen group.

06.12.12.02 MOTION

Moved to approve the bid of Walls Roofing for slate roof replacement for 4112-4116 and 4118 S. 36th Street (Court 5) in the amount of \$133,341. Motion passed unanimously.

Agenda Item 3: President's Items

The President advised the Board that he was notified of a root intrusion problem and fence problem in the backyard of 3521 S. Stafford coming from a tree located in 3523-A S. Stafford. Cardinal will advise the co-owner of 3523-A S. Stafford of the need to remove the tree at the co-owner's expense, and the association shall replace the fence.

06.12.12.03 MOTION

Moved to approve the minutes of the May 8, 2012 meeting of the Board as presented. Motion passed unanimously.

Agenda Item 4: Treasurer's Report

The Treasurer reported on the draft budget. There was discussion on the amount to be allocated for discretionary landscaping for 2013 as well as discussion on the dues amount for 2013. Further discussion on these items will be raised again in July.

The Treasurer also reviewed the draft painting contract from NOVA and provided Cardinal Management with recommendations based on an e-mail received from prior Treasurer Margaret Windus. Cardinal agreed to pursue modifications with NOVA that would at least (1) specify the flashing to be painted, (2) provide for the use of lifts to keep painters from walking on the roofs, and (3) clarify the arrangement for doing carpentry related to the painting.

Agenda Item 4: Management Report

Cardinal Management presented the Board with a contract for work to be done on Glen court signs and a resolution.

06.12.12.04 MOTION

Moved to approve a contract with Sign Shop for court sign restoration in the amount of 2127.25. Motion passed unanimously. The account to which the expense will be charged will be worked out between Maynard and Terry.

06.12.12.05 MOTION

Moved to approve Administrative Resolution 12-1, providing, as required per Virginia law, a formal procedure for owners to obtain information to which they are entitled. Motion passed unanimously.

The meeting was adjourned at 8:47pm.

The next scheduled meeting of the Board is Tuesday, July 10, 2012 at 7:00pm in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, At Large