

**FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**  
**June 14, 2016 Board Minutes**  
**Fairlington Community Center**

**ATTENDEES:** Jay Yianilos (President), Thora Stanwood (Vice President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At Large), Dennis Farrell (pool committee chair), and Terry McGuire (Cardinal Management).

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

**RESIDENTS' FORUM –**

No residents attended.

**APPROVAL OF THE MINUTES:**

**6.14.16.01 Motion.** Moved to approve the minutes of the May 10, 2016 board meeting. Motion passed unanimously.

**COMMITTEE REPORTS:**

Pool committee members Monica Wiedemann (court 6) and Dennis Farrell (chair) proposed increasing the pool budget for 2017. The committee wants to increase the number of days the pool stays open and have two additional pool parties, one for kids and one for adults. The committee would like to direct the revenue from pool parties to the pool budget. Also, the foosball table and grill need to be replaced.

**BOARD MEMBERS' REPORTS:**

President --

By e-mail vote on May 16, 2016, the board unanimously approved the modified paint specifications (one for oil and one for latex) as prepared by the secretary. The vote is hereby duly recorded.

By e-mail vote on June 1, 2016, the board unanimously approved a variance request for a pass-through opening between the kitchen and dining room at 4103 South 36<sup>th</sup> Street (court 4). The vote is hereby duly recorded.

By e-mail vote on June 6, 2016, the board unanimously approved a motion to accept the attorney-amended Verizon FIOS Premises Access License (PAL) agreement, sign it, and send it in to Verizon. The vote is hereby duly recorded.

The president asked the management agent to have the pool staff cover the foosball and ping pong tables and close the umbrellas at the end of each day. Also, a new trash can is needed to cover the electrical outlet at the pool.

The president will begin work on the essay for the Community Association of the Year contest.

The president asked the management agent to get an exterminator for the maintenance office area.

The president asked the management agent for an update on the repair of three rotted dormers in court 3.

The drainage problem in court 10 might be solved by the installation of a French drain. Environmental Enhancements (EE) will be asked to inspect the area, to make a recommendation and, if a French drain is necessary, to submit a bid.

Some chimney screens still need to be repaired.

The president mentioned the idea of having board members visit residents of each court in a community outreach program.

**6.14.16.02 Motion.** Moved to approve the swim instructor indemnification form. Motion approved unanimously.

Vice President –

The vice president asked the management agent to send the Glen's indemnification form to Jon Horner at ECS Mid-Atlantic.

The vice president read a letter from the landscape committee chair in which he announced that he would be moving out of the Glen and would resign as the chair. His recommendation is that the committee elect a chair from among the existing members.

The management agent was asked to verify with REI that "restriping" in the parking lot specs includes the stenciling of the parking space numbers and the word "Reserved."

Treasurer –

The treasurer asked the management agent to check into a number of tasks that REI has been given to do: (1) the status of REI's inspection of roofs and gutters in courts 13-16; and (2) the status of the contracting process for the 2016 roofing work, which may be combined with the 2017 work. The management agent was also asked to propose that REI combine their recommended repair of broken slates at the rear of 3523-33 S. Utah Street in court 9 with whatever spot roof work they recommend as a result of their roof inspection of courts 13-16.

The treasurer handed the management agent four \$25 checks for pool parties: two from Lisa Sabol-Sikorski and one each from Bozena Giza and H. Turner. He also handed him a \$5 check from William Stoppel for a replacement pool/recreation pass.

The treasurer asked that the management agent check with Kolas Contracting on the status of their contracted replacement of the rear portico at 4130 South 36<sup>th</sup> Street.

Secretary –

We have received bids from five contractors for the 2016 paint contract, ranging from \$69,975 to \$90,270 for oil-based paint and \$90,270 to \$118,500 for latex paint. Converting from oil-based to latex paint would require priming of all the wood trim, at a total cost of at least \$81,180 for all 16 courts. The secretary recommended against incurring this cost until there is no alternative.

The lowest oil-based bid was from Nova Painting Company, our most recent painting contractor, but with Nova there has been widespread peeling of paint less than three years after buildings have been painted. Therefore, the secretary recommended accepting the next lowest oil-based bid, that of Williams Professional Painting, for \$72,250.

**6.14.16.03 Motion.** Moved to approve a \$72,250 contract with Williams Professional Painting to paint courts 13-16, subject to responses to outstanding questions. Motion approved unanimously.

The secretary conducted a sidewalk survey and identified 19 very deteriorated areas, for a total of 773 square feet, that should be replaced in 2016. Ruben Arroyo made a \$12,000 bid for the work, which comes to \$15.15 per square foot, or almost 90% higher than the \$7.99 per square foot assumed by REI in the 2014 reserve study. The management agent will get two additional bids for the sidewalk work.

The secretary has researched fence stains to help camouflage new fence boards and found that MinWax Classic Gray Penetrating Stain, mixed 50/50 with mineral spirits, matches very well and is easy to apply. He recommended asking the on-site crew to use this widely available stain for all future fence repairs.

At Large –

The Premises Access License (PAL) agreement with Verizon concerning its plan to install FIOS is ready to be signed.

The at-large member inquired about the status of the grate in court 1. It has been painted but not installed.

#### **MANAGEMENT REPORT:**

No report.

#### **EXECUTIVE SESSION:**

**6.14.16.04 Motion.** Moved to go into executive session at 8:48 p.m. to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

**6.14.16.05 Motion.** Moved to return to open session at 8:55 p.m. Motion passed unanimously.

**ADJOURNMENT:** The meeting was adjourned by the president at 8:56 p.m.

The next scheduled meeting of the board is Tuesday, July 12, 2016, at 6:45 p.m. in the Fairlington Community Center.

Respectfully submitted,

Bill Worsley  
Secretary