

## **FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**

### **June 13, 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:**

The management agent gave an update on the status of the chemical testing in courts 1, 2, 13, and 14. ECS Mid-Atlantic has provided more sample data and a map showing the latest test results. The area of contamination is now well defined.

The chemical plume has not been found to have entered court 15. The contamination may have migrated into Fairlington Meadows, which has been notified by the Virginia Department of Environmental Quality. There appears to have been some petroleum contamination from the Amoco station, but no significant concentrations appear to have reached the Glen.

All Glen units that have been identified as needing sub-slab depressurization units have had them installed.

TBR Associates has sent a check to reimburse the Glen for its legal and other expenses, as of March 30, arising from the chemical contamination.

#### **RESIDENTS' FORUM:**

Barbara Dean (court 7) asked about the spraying of lawn fertilizer by the landscape contractor.

Jocelyn Corderot (court 1) and Monica Wiedemann (court 6) discussed the poor condition of the lifeguards' office at the pool house. The room needs cleaning and the refrigerator may not be working well. It is the responsibility of the pool management company, Atlantic Pool Service, Inc., to clean the room. The management agent will raise the issue with them.

Gerry Greenwood (court 11) raised the issue of co-owner responsibility for repairing the supply water line that serves each unit and asked to have a dialogue with the board on the issue.

#### **APPROVAL OF THE MINUTES:**

**06.13.17.01 Motion.** Moved to approve the minutes of the May 9, 2017 board meeting. Motion passed, with the vice president abstaining as she was absent from that meeting.

#### **COMMITTEE REPORTS:**

The president nominated Monica Wiedemann to be pool committee chair.

**06.13.17.02 Motion.** Moved to appoint Monica Wiedemann as pool committee chair. Motion passed unanimously.

Monica Wiedemann proposed that the pool be left open longer on Saturday, August 5, from 8 p.m. to 11 p.m. for a special swim-in. The management agent will check on how many unused hours the pool service company owes the Glen.

## **BOARD MEMBERS' REPORTS:**

President –

On May 22, the president signed a contract with James R. Walls Contracting in the amount of \$510 to replace a leaky downspout at 4133 S. 36<sup>th</sup> St. in court 4.

On June 7, the president signed a contract with Kolas Contracting in the amount of \$375 for wood rot repairs to one of the front porch columns at 3605 S. Taylor St. in court 8.

The president reported that on May 25 the management agent purchased a backpack-style vacuum cleaner for \$528.75 for use by the onsite crew to clean the B-buildings.

The president mentioned that there has been a co-owner complaint about some residents having bonfires on their patios. He will investigate local fire regulations with the fire department.

The president approved a common element use agreement for a POD at 3551 A-2 S. Stafford St. in court 2.

**06.13.17.03 Motion.** Moved to approve a variance for an air conditioning refrigerant line to be installed on the rear wall of 4314 S. 35<sup>th</sup> St. in court 16 along the rear edge of the existing downspout. Motion passed, with the secretary abstaining as he owns the unit.

Vice president –

The vice president recommended a tree trimming proposal.

**06.13.17.04 Motion.** Moved to approve a contract with G&V Tree and Landscaping not to exceed \$2,000 for tree trimming primarily in courts 1-4 prior to painting of those courts. The final contract and the president's signature will follow. Motion passed unanimously.

Treasurer –

The treasurer gave the management agent: two \$25 checks from Monica Wiedemann and Sara Tuke for pool parties; a \$15 check from Cynthia Geoghegan for recreation passes; \$10 in cash given to Nan Lukmire for recreation passes; and a request from Nan Lukmire to reimburse her for \$5.59 spent for creation of recreation passes.

The treasurer has transferred all the Glen's reserves to Morgan Stanley except for one certificate of deposit, originally issued by Virginia Commerce Bank, that does not mature until 2018.

For budgetary reasons, the treasurer recommended that the management agent ask James R. Walls Roofing whether we could sign their proposed contract for spot roof and gutter

repair work this year but delay the work, and the payment, until 2018, perhaps in return for putting some money down. The management agent responded that she would do this.

Secretary –

No report.

At Large –

No report.

#### **MANAGEMENT REPORT:**

The management agent proposed a survey to determine how to solve a drainage problem in court 2.

**06.13.17.05 Motion.** Moved to approve a contract with Structural Repair and Renovations in the amount of \$450 to do a field survey to determine how to improve drainage in court 2 behind 3549-B S. Stafford St. and adjacent townhomes. Motion passed unanimously.

#### **EXECUTIVE SESSION:**

**06.13.17.06 Motion.** Moved to go into executive session at 8:51 p.m. to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

The board reconvened in regular session at 8:56 p.m.

**06.13.17.07 Motion.** Moved to turn over account 2021 to the Glen's attorney for collection. Motion passed unanimously.

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

The next scheduled meeting of the board is Tuesday, July 11, 2017, at 6:45 p.m. at the Fairlington Community Center.

Respectfully submitted,

Bill Worsley  
Secretary