

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

March 13, 2012 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Glen Co-owners: Tim Hanley (Court 8), and Mike Whitfield (Court 10).

CALL TO ORDER

The meeting was called to order at 7:02pm by Ray Alexander without Amanda Deringer being present. She arrived at 8:00pm.

Agenda Item 1: Residents' Forum

Tim Hanley addressed the Board concerning drainage/gutter issues at his home at 3623 S. Taylor Street, which has suffered interior water damage on walls and electrical outlets on the home's front side – all above grade – due to what he believes were gutters sloping slightly away from the downspout and toward the building. Our maintenance staff has fixed the gutters, but Mr. Hanley believes that Glen staff took too long to act. The Board agreed to re-examine Mr. Hanley's e-mails and photos that he submitted and suggested that he get an estimate for repairs. That estimate should be sent to the Property Manager before next month's meeting, and at that time the Board will revisit.

Mike Whitfield asked the Board the status of the variance for landscape lights and yard statues submitted last year for 4311 S. 36th Street. The Board approved a blanket variance for landscape lights in July 2011. However, the Board will research his question regarding this address in Court 10.

Agenda Item 2: President's Items

03.13.12.01 MOTION

Moved to approve the minutes of the February 14, 2012 meeting of the Board as presented. Motion passed unanimously (4-0 with Amanda Deringer not present).

Agenda Item 3: Treasurer's Report

The Treasurer reported meeting with our auditor, Allison Day, last month and sending her a list of issues that should be addressed in her final report.

The Treasurer raised concerns with our Vanguard money market account – questioning the account's lack of FDIC insurance and minimal interest. Terry will check to see what insurance is provided for money market accounts and recommend any changes that may be necessary.

The Treasurer will submit a draft budget for 2013 by the May 2012 Board meeting or sooner.

Discussion on the landscape non-contract budget item was tabled until Amanda Deringer arrived.

Agenda Item 4: Management Report

Cardinal Management and the Treasurer agreed that, due to the issues raised by the Treasurer, approval of the draft audit should be postponed.

The Ombudsman for the Commonwealth of Virginia Common Interest Community Board will provide a special educational presentation on Tuesday, March 20 in Fairfax, VA. The Property Manager has extended invitations to the Board to attend.

The Property Manager has provided staff work logs for February.

03.13.12.02 MOTION

Moved to ratify the contract for installation of manholes on the drain inlet covers at three locations between Courts 2 & 3, between Courts 13 & 14, and behind Court 16 at a total cost of \$5,189.00 for labor and materials. Motion passed unanimously (4-0 with Amanda Deringer not present).

Payment of \$71,306.10 will be made to Walls Contracting Co., Inc. for the third payment of the slate roof replacement project in the Glen.

With regard to the Board's ongoing project list, there is no update yet on the pending roof replacement work in Court 5, there has been no response yet regarding the tennis perimeter shore up at the triple courts, and we are still in need of a response/update from Restoration Engineering, Inc. (REI) concerning possible basketball court repair.

With Amanda Deringer now present, the Board revisited the landscape non-contract budget item for 2013. The Vice President will provide a statement to the Treasurer regarding his proposal to trim this budget item by \$5,000.

The spring landscape walk-through is scheduled to take place this Saturday, March 17 at 9:00am.

If there is a desire to re-form a landscape committee, the Board agreed to explore that with Mike Whitfield, Alison Trimble, Lynda Lyle and Connie Francis as proposed at the February meeting of the Court Representatives Group (CRG).

03.13.12.03 MOTION

Moved to approve the use of the Glen pool for the neighborhood FINS swim team for one week, July 23-27 during the hours of 3:30 to 5:30pm July 23-26 and 6:00 to 7:30pm on July 27 for the swim meet. Motion passed unanimously.

Jonathan Rolbin had to leave early at 8:20pm.

03.13.12.04 MOTION

Moved that the Board go into closed session to discuss individual homeowner delinquencies and other legal matters. Motion passed unanimously (4-0 with Jonathan Rolbin not present).

03.13.12.05 MOTION

Moved that the Board return to open session. Motion passed unanimously (4-0 with Jonathan Rolbin not present).

The meeting was adjourned at 8:39pm.

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

Respectfully Submitted,

Jay Yianilos, Secretary