

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

March 11, 2014 Board Minutes

Held at the Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Corey Love (Vice President and Landscape Chair), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Karen Conroy (Cardinal Management), Megan Pickersgill (Court 10 and Tot Lot Chair), Abby McCarthy (Court 9 and Tot Lot Committee), and Donald Field (Court 12 and Tot Lot Committee).

Meeting was called to order by President, Jay Yianilos, at 7:00pm.

Residents' Forum

Megan Pickersgill, Tot Lot Chair, gave an update on the Tot Lot Committee's work with All Recreation (All Rec) for designs for a new tot lot and reviewed the two designs submitted by All Rec. The Board requested another design from All Rec for a lower cost and an overlay of present and proposed footprints and also asked Cardinal Management to provide contact information for another vendor. Abby McCarthy recommended that we simultaneously replace our two aging drain pipes under the swings area so we can benefit from economies of scale and avoid another dig-up of that area after its renovation.

03.11.14.01 MOTION

Moved to approve the minutes of the February 2014 meeting. Motion passed unanimously.

President's Report

03.11.14.02 MOTION

Moved to approve the 1-year proposal for 2014 pool operations from Neptune Aquatics for the amount of \$44,433.00 and to approve the proposal for baby pool repairs from Neptune Aquatics for the amount of \$23,887.21 and to approve discussions with Neptune Aquatics concerning adding days to the end of the pool season. Motion passed 4-1.

Street lights along Courts 11 and 12 have been repaired by Dominion Virginia Power.

A status report on delivery of the new tractor, cart, and plow will be forthcoming.

The bench for the Eagle Scout project has been assembled by the Scout and will be installed in Court 4 on March 22-23. Miss Utility will be contacted.

The Glen will have a Spring Cleanup Day on Sat., April 26 to celebrate Earth Day. Details and a call for volunteers will be in the April Glen Echo.

Landscape Committee

Corey Love, Chair, will meet with Environmental Enhancements (EE) about the recent King Street buffer enhancement plantings.

The Spring walk-through is March 15 and starts at the Stafford St/36th Street. Circle at 9:00am.

Three “nominations” for “most desperate landscape” were received: (1) King Street perimeter cleanup, (2) Quaker Lane perimeter cleanup and (3) a Court 10 drainage problem area.

The proposal from Thrive, Inc. for the 2014 Plant Health Care Services was tabled until the April meeting.

Secretary’s Report

No report

At-Large Member’s Report

Legal counsel will be contacted to create the final draft of the Policy Regarding Use of the Common Elements.

Treasurer’s Report

Preliminary 2015 Budget expense estimates have been prepared, showing that the Glen is facing increases in County water and sewer rates, Cardinal Management fees, on-site staff health insurance premiums, and pool operating costs.

The 2013 audit is expected to show an unusually large budget surplus, as many costs came in under budget projections.

Cardinal Management will send the Glen’s new Plat from the 2013 Reserve Study to Dominion Virginia Power to facilitate its electrical cable replacement and upgrade work in Court 8.

Cardinal Management was thanked for curing an accounting problem, called to its attention at the February Board meeting, where the health insurance premiums paid for the Glen’s on-site crew were being posted to the wrong account.

Management Report

03.11.14.03 MOTION

Moved to approve handling Arlington County’s request for a list of all residents and their automobile information as it was handled last year. The motion passed unanimously.

Cardinal Management will contact Walls and Engelking for advice about cost-effective ways to keep squirrels from breaking through wire-mesh chimney covers and possibly entering houses through chimney shaft holes that open into attics. A recent problem in Court 10 was reported about several squirrels in and attic and living area.

The inspection of the painting project in Courts 1-4 was completed with a few minor problems noted. The Treasurer asked Cardinal to ensure that, in future paint cycle work, we invoke the standard 10% hold-back provision so that final walk-through work will not be delayed.

03.11.14.04 MOTION

Moved to go into closed session at 8:44pm to discuss individual homeowner delinquencies, violations and other legal matters. Motion passed unanimously.

03.11.14.05 MOTION

Moved to return to open session at 8:53pm. Motion passed unanimously.

03.11.14.06 MOTION

Moved to turn over to legal for collection accounts 3005, 3078 and 5011. Motion passed unanimously.

The Treasurer announced that he will recuse himself from future discussion of, or action upon, collection account 2010.

Follow-up letters will be sent for several violations that have not been corrected. Thank you notes will be sent to several owners who have corrected major violations.

The meeting was adjourned at 8:55pm.

The next scheduled meeting of the Board is Tuesday, April 8, 2014, at 7:00pm in the Fairlington Community Center.

Respectfully submitted,

Susan N. Hunchar
Secretary