

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

**March 8, 2016 Board Minutes**

**Fairlington Community Center**

**ATTENDEES:** Jay Yianilos (President), Thora Stanwood (Vice President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At Large), Corey Love (Landscape Chair), and Karen Conroy and Terry McGuire (Cardinal Management).

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

### **RESIDENTS' FORUM –**

Alan Bow (court 1) discussed the dangerous Quaker Lane intersection with 36<sup>th</sup> Street and proposals his group of concerned residents has made to the City of Alexandria to correct safety problems there. The City has been unresponsive to the group's suggestions. He suggested ways of getting the City's attention, including involving Arlington County.

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

**3.8.16.01 Motion.** Moved to approve the minutes of the February 9, 2016 board meeting. Motion passed unanimously.

**3.8.16.02 Motion.** Moved to approve the minutes of the February 29, 2016 special executive session. Motion passed unanimously.

### **BOARD MEMBERS' REPORTS:**

President --

**3.8.16.03 Motion.** Moved to appoint Bob Patrician as the board's representative to investigate the merits of the Verizon proposal to install FIOS in Fairlington. Motion passed unanimously.

Arlington County will be ramping up its efforts to disseminate information to the residents of the county about the risk of Zika virus infection.

The county sent a letter to request that the Glen allow the county to enter the Glen's parking lots to check for property tax violations.

The treasurer noted that the Glen has denied this request in prior years.

**3.8.16.04 Motion.** Moved to deny the county access to Glen property to check for property tax violations. Motion passed unanimously.

The pool furniture has been restrapped and returned to the pool.

Vice President –

Parking space numbers in court 2 are illegible and need to be repainted. Some courts, including court 2, were not resealed and restriped last year. The vice president will report on which courts need numbers repainted.

**3.8.16.05 Motion.** Motion to approve a contract with Heart National Corporation to clean the B building carpets at a cost of \$2461, or \$107 per building. Motion passed unanimously.

A carriage lamp in court 2 was knocked over by a concrete contractor late last year. The old carriage lamp's model is no longer manufactured. The most similar style of carriage light that could be found is made by Wave Lighting, model 612-F, which is four inches taller, has a frosted and beveled lens, and is made of acrylic. It has a standard socket that accepts an ordinary light bulb so that commonly available LED bulbs can be used in it. LEDs are more cost-effective than fluorescent bulbs and burn out less frequently.

**3.8.16.06 Motion.** Motion to approve a contract with Power Systems Electric (PSE) to install one replacement carriage lamp in court 2 at cost of \$200. Motion passed unanimously.

Secretary –

Kolas Contracting has estimated that it will cost \$550 per door to strip and renovate the door frames around the B building doors. We are planning to increase future budgets to restore all the B building door frames, starting with courts 1-4 in 2017. The treasurer responded that his draft budget for 2017 would allow for spending an extra \$4400 to renovate the eight B building door frames in courts 1-4. The B building doors themselves will be sanded, primed, and painted using funds from the regular painting contract.

On March 1, the secretary, treasurer, vice president, management agent, and a representative of PSG inspected the 10 brick stoops that were supposed to have been repaired in December 2015. The PSG representative said that he informed us that merely tuck-pointing and replacing any loose bricks would not result in a complete repair but, that was the extent of work specified in the contract so, that is what PSG did. After the inspection, the management agent was given approval to pay PSG 50% of the total invoice. It was decided that six out of the ten stoops to be repaired required payment because the specified contractual work was done. We are waiting to hear back from PSG regarding repairs or lack thereof on the remaining four stoops.

We discussed the bidding of the next group of half-roof replacements with REI. We emphasized the need to match the slate colors of the new sections to the old sections, especially for the court 12 building alongside the pool, which will be very conspicuous with its four-sided hip roof. The work is planned to start in March 2017.

Treasurer –

The audit is going well. We should have an initial audit report in a couple of weeks.

The treasurer asked the management agent to look into the cost of repairing the old sewer camera, which might be needed if the new camera breaks.

NVM, the snow removal contractor, reduced our bill for services after the January snowstorm by almost half. There had been an accounting mistake leading to an inflated invoice amount.

At Large –

No violations to report.

Some residents are leaving their children's toys outside, and need to be reminded not to.

**COMMITTEE REPORTS:**

The landscape committee was represented by Corey Love (chair), who said the spring walk-through will be on March 19.

The form for registering with the red reflector club has been posted on the Glen website.

Environmental Enhancements (EE) will be in the Glen to begin the spring mulching on March 9. EE will also remove a fallen evergreen tree in court 11.

**MANAGEMENT REPORT:**

The management agent said that the roof replacement in court 10 will not be completed for at least three weeks.

Pool white coating will be done in the next few weeks, well before the start of the pool season.

The sewer grate and frame for court 1 have been ordered, but have not arrived.

This meeting was management agent Karen Conroy's last one. A presentation was made in appreciation of her work on behalf of the Glen.

**EXECUTIVE SESSION:**

**3.8.16.07 Motion.** Moved to go into executive session at 8:27 p.m. to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

**3.8.16.08 Motion.** Moved to return to open session at 8:43 p.m. Motion passed unanimously.

**3.8.16.09 Motion.** Motion to turn accounts 2021 and 2049 over to Legal for collection. Motion passed unanimously.

**ADJOURNMENT:** The meeting was adjourned by the president at 8:44 p.m.

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

Respectfully submitted,

Bill Worsley  
Secretary