

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

**May 8, 2012 Board Minutes**

**Held at the Fairlington Community Center**

### **ATTENDEES**

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

Glen Co-owners: Will Smith (Court 9).

### **CALL TO ORDER**

The meeting was called to order at 7:05pm by Ray Alexander.

### **Agenda Item 1: Residents' Forum**

Will Smith, chairman of the Tennis Committee, presented a two-phased plan to correct the erosion problem in the corner of the triple tennis courts. Step one will prevent future erosion by re-grading soil to redirect drainage of water away from the corner of the court. This will be handled by our landscape contractor, Environmental Enhancements (EE), as part of the approved work from the spring landscape walk-through. EE will fill in with soil where there is erosion and install mesh over the seeded area while the grass grows. Step two involves correcting the existing structural problem by packing the area of void underneath the court with cold patch asphalt. Bishop's Tennis has experience doing this sort of repair work.

### **Agenda Item 2: President's Items**

#### **05.08.12.01 MOTION**

Moved to approve the minutes of the April 10, 2012 meeting of the Board as presented. Motion passed unanimously.

#### **05.08.12.02 MOTION**

Moved to approve the tennis court repair by hiring Bishop's Tennis to complete the job at an expense not to exceed \$2,200. The expense will be charged to Account 61247 Playground Equipment, not to the landscape budget. Motion passed unanimously.

#### **05.08.12.03 MOTION**

Moved to approve the spring landscape walk-through estimate submitted by EE at a cost of \$8,150. Motion passed unanimously.

Despite the lack of early progress, our pool is on schedule to open on Saturday, May 26.

### **Agenda Item 3: Treasurer's Report**

The Treasurer has submitted a draft budget for 2013 to the Board.

The Property Manager suggested to the Treasurer that we sign a contract this year for a reserve study to affect the 2014 budget.

From the Treasurer's ongoing project list, the following updates are reported:

1. Terry will follow up with Fred Peratt of EE on the clogged pipe connecting the two man-hole drain basins behind Court 16 and the clogged small catch basins in the alley between Courts 15 & 16.
2. There is nothing yet to report regarding the bidding process for Court 5 roof repair work.
3. Court 4 roof repair work has been finished. The contractor has been paid, and there are no issues remaining.
4. Terry is prepared for this year's painting cycle to begin in Courts 13-16. Terry will check on wood costs (decorative woodwork versus regular woodwork).
5. There is nothing new to report on fixing the mossy stained roofs. Terry is waiting on cost numbers for the repair process suggested by Restoration Engineering, Inc. (REI) at the Board's April meeting.
6. Last month, REI presented a draft proposal for the 2013 Reserve Study. The Treasurer will review this and work with REI on the matter.

#### **Agenda Item 4: Management Report**

The Property Manager has provided staff work logs for April and early May.

Terry will take care of creating and posting a sign for the paddle ball court near Court 7. This sign will include paddle ball rules as well as what is not allowed on that court.

The signs installed at each court last year with the Arlington County Police non-emergency number are in need of repair and/or replacement. Terry will look into this.

#### **05.08.12.04 MOTION**

Moved that the Board go into closed session to discuss individual homeowner delinquencies and other legal matters. Motion passed unanimously.

#### **05.08.12.05 MOTION**

Moved that the Board return to open session. Motion passed unanimously. There was no further action as a result of the closed session.

The meeting was adjourned at 8:05pm.

The next scheduled meeting of the Board is Tuesday, June 12, 2012 at 7:00pm in the Fairlington Community Center.

Respectfully Submitted,

Jay Yianilos, Secretary

