

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
May 14, 2013 Board Minutes
Held at the Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Keith June (Vice President), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Corey Love (Landscape Chair), and Karen Conroy (Cardinal Management).

Residents: Megan Pickersgill (Court 10)

CALL TO ORDER

The meeting was called to order at 7:00pm by President Jay Yianilos.

Residents' Forum

Megan Pickersgill, a new owner, questioned if her unit had/has red reflector coverage. Corey Love (Landscape Chair) responded that there was but no longer is, and will alert landscape contractor to weed and mulch bed at her address in the future. Ms. Pickersgill also mentioned unkempt look of some beds and lawn in the Glen. She also volunteered to help the Landscape Committee.

5.14.13.01 MOTION

Motion to approve the minutes of the April 9, 2013 meeting of the Board. Motion approved unanimously.

President's Report

President reported that Clifford Walsh has volunteered to handle requests for recreation passes through the summer. Because previous records are not available, he has developed a new tracking form and card numbering system.

Since Dominion Power is not responding to calls concerning reseeding and planting around the power box on sidewalk side of Courts 9 and 16, Karen was directed to send them the Environmental Enhancements estimate.

Based on complaints about dog waste in and around Court 4, a new trash can will be purchased and installed on the circle side of Court 4.

Vice-President's Report

The response from the City of Alexandria to the Vice-President's letter concerning left turns at the Quaker Lane and S. 36th St. intersection was positive in that they agreed to engage the Glen about any future plans. Response from FCA indicated that they consider it a closed issue at this time.

In response to query about an assigned parking space in Court 11, Karen will send letters to all Court 11 residents indicating the unit space assignments.

Secretary's Report

Departure of the Lopez family has resulted in lack of tot lot oversight. Megan Pickersgill (Court 10) agreed to oversee the tot lot.

Karen reported that tot lot tire swing issue still remains unresolved. The At-Large Member will study the U.S. Consumer Product Safety Commission (CPSC) information about playgrounds and report back to the Board. Karen will seek bids from additional vendors.

Karen will ask Maintenance Staff to fix tears in vinyl covering of the picnic table at the tot lot.

Maintenance Staff submitted list of B-unit hallways that still need painting after they did several. Painting contractor should be used for those requiring high ladders or scaffolding.

Submitted for consideration a design for a maintenance door hanger to inform a resident of requested work done or continuing at that unit.

Treasurer's Report

In his electricity budget projection for 2014, Gary Graff of Pro Energy Consultants noted billing for meters at 4204 S. 36th and 3611 S. Taylor for at least two years although the meters record no consumption. If Maintenance Staff cannot identify circuits for those meters, Karen will ask Dominion Power and seek credit for payments if appropriate.

The 2014 Draft budget is being finalized.

The deadline for our reserve study by REI has been extended to early July per their request.

The expected revision of the Goldklang audit by has not been received but will be circulated when available

Roofing estimates show post-recession cost increases and reserves will have to accommodate this situation.

5.14.13.02 MOTION

Moved to approve the Nova Painting Company proposal of \$72,722.00 for painting Courts 1, 2, 3 and 4 and related carpentry by Engleking. Motion passed unanimously.

Landscape Chairman

Corey Love recommended approval of most of the requests from spring walkthrough and he is working on his 2014 budget request, the rejuvenation pruning plan and Quaker Lane and King Street buffer planting plans.

5.14.13.03 MOTION

Moved to approve Corey Love's Spring Walkthrough landscape budget of \$4,642.00 with work contracted to Environmental Enhancements. Motion passed unanimously.

Vice-President noted poor condition of fence along King St. and adjacent section of Quaker Lane. Treasurer noted that the Reserve Study will include this.

Management Report

The pool has been readied and health inspection will be scheduled and the fence and wading pool have been repaired.

5.14.13.04 MOTION

Moved to approve payment of \$2907.50 to Neptune Aquatics for pool repairs. Motion passed unanimously
Arlington County is again requesting owner/resident information and respective vehicle information. Karen will ask for legal opinion on whether or not the Glen must provide the requested information.

Variance Request

5.14.13.05 MOTION

Moved to approve request for kitchen renovation to 3524 S. Stafford St. Motion approved unanimously.

Miscellaneous

Stoop repair work by Maintenance Staff being done as weather permits. The Treasurer noted completion of 2 stoop projects on the staff work reports.

5.14.13.06 MOTION

Moved that Board go into closed session at 8:42 to discuss individual homeowner delinquencies and other legal matters. Motion passed unanimously.

5.14.13.07 MOTION

Moved that the Board return to open session at 9:01. Motion passed unanimously.

5.14.13.08 MOTION

Moved to turn over for collection accounts 1059, 2021 and 2037. Motion passed unanimously.

5.14.13.09 MOTION

Moved to request from account 2101 full payment and to offer 6-month payment plan. Motion passed unanimously.

5.14.13.10 MOTION

Moved to not pursue matter concerning account 5009. Motion passed 4-1 with the At-Large Member voting nay.

The pavers around the large tree between Courts 9 and 16 were discussed.

Meeting was adjourned at 9:04.

The next scheduled meeting of the Board is Tuesday, June 11, 2013.

Respectfully submitted,
Susan N. Hunchar
Secretary