

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

November 7, 2012 Board Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Glen Co-owners: Corey Love (Court 2), Paula Mathews (Court 10), and Susan Hunchar (Court 10).

CALL TO ORDER

The meeting was called to order at 6:04pm by Jay Yianilos.

Agenda Item 1: Residents' Forum

Paula Mathews reported that the sidewalk leading up to the front door of her home at 4301 S. 36th Street has a couple of uneven blocks. On Halloween night, someone tripped and fell. Karen Conroy of Cardinal assured Paula that this is on the list for upcoming masonry work.

Paula also announced that she is stepping down as the chair of the Pool Committee. Long-time committee members Kearsley Walsh and Kristin Sneed will take over as co-chairs for 2013. It was also noted that our pool contractor, Curl, is changing its name to Neptune Aquatic Services.

Amanda Deringer arrived and ran the meeting from this point forward.

Agenda Item 2: President's Items

11.07.12.01 MOTION

Moved to approve the minutes (as revised by Maynard Dixon and reformatted by Jay Yianilos) of the October 10, 2012 meeting of the Board as presented. Motion passed unanimously.

11.07.12.02 MOTION

Moved to appoint Corey Love as the Glen's new Landscape Committee chair. Motion passed unanimously.

Agenda Item 3: Treasurer's Report

Maynard Dixon reported that he has moved all but \$5,000 of the \$250,000 in the low-interest (no minimum balance) Wells Fargo checking account into the higher interest (minimum balance) account at Wells Fargo.

Agenda Item 4: Management Report

Karen met with Maynard, Jay, and former Board member Margaret Windus for an orientation lunch so that she could learn more about the Board and the Glen.

Terry McGuire indicated that there are no meeting rooms available at the Fairlington Community Center for the Board's January meeting, which is scheduled to be held on Tuesday, January 8. He suggested the date be moved, and it was agreed that the new Board could decide this issue at its organizational meeting later tonight.

A check in the amount of \$55,593 will be sent to Walls, our roofing contractor, for work completed to date in Court 5.

Hurricane Sandy caused a few minor leaks, but no significant damage to the Glen.

Basketball court repairs have been completed for now. Pro-Pave, the contractor, will return to stripe the court, but cannot do so until temperatures permit.

11.07.12.03 MOTION

Moved that the Board approve the contract with Expert Fence in the amount of \$1,718.00 to install a small fence between the triple tennis courts and South Stafford Street. Motion passed unanimously.

11.07.12.04 MOTION

Moved that the Board approve a contract with Expert Fence in the amount of \$1,380 to replace the damaged fence along the basketball court. Motion passed unanimously.

11.07.12.05 MOTION

Moved that the Board approve, subject to the insertion of the word "metal" before "manhole cover," the contract with Environmental Enhancements (EE) in the amount of \$1,854 to install a metal manhole cover in Court 10, with the expenditure charged to reserves. Motion passed unanimously.

11.07.12.06 MOTION

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

11.07.12.07 MOTION

Moved that the Board return to open session. Motion passed unanimously.

11.07.12.08 MOTION

Moved to approve the documents prepared by counsel by which the Board is granting conditional approval of the Stephenson variance for installation of an egress window at 3583 S. Stafford Street. Motion passed unanimously.

11.07.12.09 MOTION

Moved to send accounts 3048, 3078, and 5016 to counsel and pursue 10-day payment demand notices. Motion passed unanimously.

The meeting was adjourned at 6:45pm.

The next scheduled meeting of the Board is Tuesday, December 11, 2012 at 7:00pm in the Fairlington Community Center.

Respectfully Submitted,

Jay Yianilos, Secretary