

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

ANNUAL MEETING MINUTES

Held at Fairlington Community Center

November 7, 2012

ATTENDEES

Ray Alexander (President); Amanda Deringer (Vice President); Jay Yianilos (Secretary); Maynard Dixon (Treasurer); Jonathan Rolbin (At Large); Terry McGuire (Cardinal Management); Karen Conroy (Cardinal Management); approximately 20 Glen Co-owners and interested parties.

CALL TO ORDER AND INTRODUCTION OF THE BOARD

Ray Alexander called the meeting to order at 7:00pm. It was established that a quorum (36.29%), defined as at least 25%, was present by proxy and in person. The Board was introduced.

APPOINTMENT OF PARLIAMENTARIAN

Maynard Dixon was appointed parliamentarian. Ray explained the rules of the meeting. At his suggestion, the Council waived the rules until such time as the President determines them necessary.

PROOF OF NOTICE OF MEETING

Ray reported that the notice of the annual meeting of the Fairlington Glen Council of Co-Owners was mailed to all co-owners of record in accordance with the Virginia Condominium Act.

SELECTION OF INSPECTOR OF THE ELECTION

Alan Bow and Bob Wilson were appointed inspectors of the election.

PRESIDENT'S REPORT

Ray reported on the year's progress. There were no significant capital improvement projects in 2012; however, two roofs were replaced in Court 5, the tennis courts continued to be improved, and the Board approved a long-term solution to modify the basketball court. Also noted was no significant snowstorms in 2012, a power outage that affected the Glen for nearly four days in June/July due to the derecho, and the fact that the community was fortunate that Hurricane Sandy spared us from significant damage and power outage.

2013 BUDGET PRESENTATION

Maynard Dixon, Treasurer, presented the Board's proposed budget for 2013, with a condo fee increase of 2.8%. It will allow us to continue to maintain and build our reserves and allow us to add \$485,000 as net reserve additions. Maynard said the Glen is in good shape. Capital expenditures are expected to increase in 2013 due to additional roof replacements. A contract has been signed for a new reserve study to be performed by Restoration Engineering, Inc. (REI). He also reported that he moved \$318,000 out of our Vanguard checking account into Wells Fargo and Capital One accounts that are federally insured and will allow the funds to gain minimal interest.

PRESENTATION OF BOARD CANDIDATES

Ray introduced three of the candidates running for the Board. They are Laura Knapp Chadwick, Susan Hunchar, and Mike Trimble. Keith June and Bill McCarthy, also candidates for the Board, were not present at this time. Each candidate was given an opportunity to briefly address the crowd, and Ray gave a summary on behalf of Keith and Bill.

VOTE ON 2013 BUDGET, CANDIDATES, AND 2011 MINUTES

The ballots were collected and the Inspectors of the Election retired to the corridor to count the ballots.

COMMITTEE REPORTS

Ray thanked the many volunteers who serve the Glen by working on committees. Paula Mathews will be stepping down as chair of the pool committee, but the committee will be co-chaired in 2013 by Kristin Sneed and Kearsley Walsh. Will Smith (tennis) and Patrick Murray (basketball) were also recognized for their work.

Amanda Deringer thanked Alison Burns Trimble for her efforts to obtain free trees from Arlington County that have been planted in the Glen. As landscape chair, Amanda also noted there was increased buffer repair along King Street and Quaker Lane, a new fence will be added to the triple tennis courts along with native grasses, and that Environmental Enhancements (EE) continues to provide outstanding service to the Glen as our landscape contractor. Amanda is stepping down as chair of landscape, but Corey Love will take over for 2013.

Jonathan Rolbin recognized his fellow Board members for their service, spoke highly of the community, and announced that he and his family will soon be moving.

Jay Yianilos highlighted the importance of communication in the Glen through Glen Alerts, the Glen Echo newsletter, and our Yahoo group e-mails.

Maynard Dixon thanked Margaret Windus for her indispensable help to the Treasurer. He also indicated a desire to have regular finance committee meetings in 2013.

OLD BUSINESS

No old business

NEW BUSINESS

Ray mentioned the City of Alexandria's proposal to prohibit left turns from northbound Quaker Lane onto S. 36th Street into Fairlington Glen. He re-capped what this Board has done during the process and recommended that the next Board renew the conversation with the Fairlington Citizens Association board.

Ray also noted the possibility of working with both the Arbor and the Green to coordinate roof repair projects. Doing so could help keep costs lower for all.

The annual Glen Water Conservation Award was given to Court 10, which reduced its consumption by 29.7% in the past year over the previous year.

Bob Wilson asked about the status of Verizon Fios possibly being offered in the Glen. Other residents indicated this was no longer a possibility due to cost prohibitions by Verizon Fios.

Bob Patrician said he was happy to see five candidates respond to the call to volunteer for the three open spots on the Board. Earlier in the year, both he and Margaret Windus wrote a letter to the community asking for volunteers to step forward.

Also, the co-owners and Board members recognized outgoing Board members Ray Alexander, Amanda Deringer, and Jonathan Rolbin along with outgoing Property Manager Terry McGuire for their outstanding service and contributions to the Board and the residents of Fairlington Glen.

VOTE ON 2013 BUDGET, CANDIDATES, AND 2011 MINUTES

Ray announced the results of the vote for Board of Directors, approval of the minutes, and the 2013 budget. Laura Knapp Chadwick was elected to the Board by a vote of 25.73% of voting interest (68% of the votes cast). Susan Hunchar was elected to the Board by a vote of 24.73% of voting interest (64% of the votes cast). Keith June was elected to the Board to fulfill the final year of Jonathan Rolbin's term by a vote of 22.27% of voting interest (58% of the votes cast).

The 2013 budget was approved by a vote of 34.73 (90% of the votes cast).

The minutes of the 2011 Annual Meeting were approved by a vote of 36.6% of voting interest (95% of votes cast).

The meeting was adjourned at 8:00pm.

Respectfully submitted,

Jay Yianilos

Secretary