

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
November 6, 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), Karen Conroy (Cardinal Management), and Myles Martin (Court 5).

Call to Order

The meeting was called to order at 6:30 pm by Jay Yianilos, President.

Residents' Forum

Due to lack of time before the Annual Meeting, the Residents' Forum was not held.

11.06.13.01 MOTION

Moved to approve the Oct. 8, 2013 meeting minutes. Motion passed unanimously.

President's Report

11.06.13.02 MOTION

Moved to approve the landscape management contract with Environmental Enhancements (EE) for the next three (3) years (2014, 2015, 2016) for the annual amount of \$70,202.76 with no increase over the current contract. Motion passed unanimously.

11.06.13.03 MOTION

Moved to ratify prior email-approved vote to approve a contract with NVM Contractors for snow-plowing services on an as-needed basis. Motion passed unanimously.

Tot Lot repair cost estimates are pending.

The no parking sign for the driveway between courts 6 and 7 will be installed next week.

Dave Atwood (Court 2) and Hal Vorhies (Court 3) have resigned as Court Reps. Replacements are being sought.

The Glen's 2014 calendar was distributed to Board members and the Management Agent.

Announcement of the winner of the Community Associations Institute's Association of the Year Award will be made in January. The Glen submitted an application emphasizing the communication channels in use – The Glen Echo, the Glen Alert system and the Yahoo group.

The Onsite Staff will lose medical insurance coverage through Cardinal Management beginning in January; but Cardinal Management's insurance broker is researching other options for them that would be financed in part by the Glen's current budget for this purpose. If there is nothing appropriate available, they will go through the new Health Insurance Marketplace at www.healthcare.gov.

11.06.13.04 MOTION

Moved to approve forwarding Board revisions to the proposed policy resolution regarding the use of the common elements to Glen legal counsel for review. Motion passed unanimously.

Vice President's Report

The 5-K race sponsored by the Fairlington Citizens Assoc. (FCA) has been rescheduled for April.

Information about the Quaker Lane and 36th Street intersection may be put on the FCA website.

FCA is conducting a survey about the proposed farmers market and plans to vote on the issue at their Nov. meeting.

Secretary's Report

No Report

At-Large Member's Report

No report

Treasurer's Report

Cardinal Management was asked to post invoices to Glen budget accounts. There have been instances where non-Glen accounts were used, for both the ledgers and the summary financial statement attached to the Management Reports.

In response to a question from the Treasurer, Cardinal responded that the carpentry contractor has finally begun to submit its invoices for work that is related to the ongoing painting of Courts 1-4 and should meet deadlines for 2013 payments.

Restoration Engineering Inc. (REI) has accepted Glen comments on their reserves study and expect to finalize the study by the end of the year. The work includes a detailed roof, drain, and sewer plat of the Glen with zoon capacity.

Landscape Committee

Corey Love, Landscape Chair, reported that Thrive has completed the removal of the tree from Court 12 and the tree between Courts 2 and 3.

Management Report

The owner of Nova Painting will work to satisfy complaints about paint spatters in Courts 1-4.

New Business

In response to a question from the Treasurer, Cardinal agreed to check on the status of carpentry work needed throughout the Glen as identified by Dave Sherman and Bob Wilson.

The Treasurer suggested sending apology letters or phone calls to owners who have received violation notices in error.

11.06.13.05 MOTION

Moved to go into closed session at 6:56pm to discuss individual homeowner delinquencies, items on the violations tracking report and other legal matters. Motion passed unanimously.

11.06.13.06 MOTION

Moved to return to open session at 6:59pm. Motion passed unanimously.

11.06.13.07 MOTION

Moved to turn over to legal counsel for collection accounts 2001, 2053, 2059, 2061, 2079, 3005, 3015, 3025, and 3124. Motion passed unanimously.

The meeting was adjourned at 7:00pm.

The next scheduled meeting of the Board is Tuesday, Dec. 10, 2013, at 7:00pm in the Fairlington Community Center.

Respectfully submitted,

Susan N. Hunchar
Secretary