

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
November 10, 2015 Board Minutes
Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Thora Stanwood (Vice President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At Large), Karen Conroy (Cardinal Management).

CALL TO ORDER: The meeting was called to order by the president at 7:00pm.

RESIDENTS' FORUM –

John and Carolyn Lathey (court 5) asked if the Glen flushes out or does any preventive maintenance of the sewer system. It was stated that Arlington County periodically flushes out the sewer system.

Tina Collier (court 3) and Bruce McLelland (court 9) asked about cleaning or replacing the B-building carpets. The president stated that the topic was on the agenda tonight. Tina also inquired if there was a maintenance committee that monitored the upkeep of items such as lamp posts, court entrance signs, etc. At the present time, there is no such committee but something to consider going forward.

Roxanne Sykes (court 9) was in attendance.

APPROVAL OF THE MINUTES:

11.10.15.01 Motion. Moved to approve the minutes of the October 13, 2015 board meeting with correction of the name at the top of page two from Linda to Melinda Patrician. Motion passed unanimously.

11.10.15.02 Motion. Moved to approve the minutes of the November 4, 2015 organizational Board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President -

11.10.15.03 Motion. Moved to authorize the Glen archivist, Margaret Windus, to contract with Edge Digital to update the Glen historical data up to a maximum of \$1000 in cost. Motion passed unanimously.

11.10.15.04 Motion. Moved to grant permission to ECS Mid-Atlantic to access our property to drill four two-inch wells between courts 1 and 2 for the purpose of testing soil and groundwater as part of their investigation with the shopping center across Quaker Lane. Motion passed unanimously.

The Glen's fall cleanup day is this Saturday, November 14 starting at 9:00am. Participants are to meet by the pool.

The management agent was requested to have the on-site staff check the basements of the B-buildings for storage of items that are not permitted in that area.

Some residents of B-buildings do not have keys to their basements. Keys to B-buildings will be provided to residents who ask for them.

The management agent was requested to check with Atlantic Pool Service to see where they are with winterizing the pool.

Vice President –

Individuals, other than Glen residents, trespass on Glen property along the King Street and Quaker Lane perimeter. The installation of fences to cut off access to the perimeter areas was discussed. The vice president will write an article for the newsletter explaining the situation and proposed solutions.

The at-large member questioned the details of the ECS Mid-Atlantic drilling project on Glen property. The vice president will set up a meeting with ECS to confirm the findings of the first drilling and the location of the next drilling.

What is the process for follow-up on variance approvals that were based on corrective actions being taken? It was decided that the president would notify the variance chair when a request has been approved and corrective actions are required. The variance chair will be asked to notify the president once the corrective actions have been taken.

Treasurer –

11.10.15.05 Motion. Moved to approve the health insurance policy for the on-site staff in the amount of \$1,784.55 per month for the period of January 1 through December 31, 2016. Motion passed unanimously.

11.10.15.06 Motion. Moved to approve the (1) budgeted on-site staff increase of 1% for 2016 and (2) end of the year bonus, which is the equivalent of two-week's salary. Motion passed unanimously.

11.10.15.07 Motion. Moved to approve the Kolas Contracting Inc. proposal for repair of the porch overhang at 4176 S. 36th Street (court 6) in the amount of \$550. Motion passed unanimously.

The proposal from Atlantic Pool Service Inc. for white coating of the pool was discussed. Board members will send the management agent their questions regarding the process, life expectancy, etc. to be addressed by Atlantic. References were received from Atlantic.

It was agreed that, due to budget constraints, professional cleaning on the B-building carpets be postponed until early 2016.

Secretary – No report.

At Large – No report.

COMMITTEE REPORTS: None.

MANAGEMENT REPORT:

Wagner Roofing says that it expects to be done with its roofing work in courts 9 and 10 in December, weather permitting.

11.10.15.08 Motion. Moved to approve Ruben Arroyo's proposal for sidewalk section replacements in the amount of \$11,900. Motion passed unanimously.

The Glen's snow blower is with Kohler Equipment for repair and should be back next week.

EXECUTIVE SESSION:

11.10.15.09 Motion. Moved to go into executive session at 8:41pm to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

11.10.15.10 Motion. Moved to return to open session at 8:55pm. Motion passed unanimously.

11.10.15.11 Motion. Moved to turn accounts #2037 and #5015 over to legal. Motion passed unanimously.

11.10.15.12 Motion. Moved to proceed with non-judicial foreclosure on account #2013. Motion passed unanimously.

11.10.15.13 Motion. Moved to deny the co-owner's request for plumbing cost reimbursement on account #1023. Motion passed unanimously.

ADJOURNMENT: The meeting was adjourned by the president at 9:00pm.

The next scheduled meeting of the board is Tuesday, December 8, 2015, at 7:00pm in the Fairlington Community Center.

Respectfully submitted,

Bill Worsley
Secretary