

## **FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**

**October 10, 2012 Board Minutes**

**Held at the Fairlington Community Center**

### **ATTENDEES**

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

Representative from Restoration Engineering, Inc (REI): Jeff Hughney

Glen Co-owners: Dave Sherman (Court 1), Florence Ferraro (Court 5), Susan Hunchar (Court 10) and Mike Trimble (Court 15).

### **CALL TO ORDER**

The meeting was called to order at 7:00pm by Ray Alexander.

### **Agenda Item 1: Residents' Forum**

Florence Ferraro wanted the Board to know about a Glen resident dog owner who has been letting his dog off leash. She has spoken directly to the resident and asked that he keep his dog on leash. She has been in e-mail contact with Ray Alexander, who has been responsive and understands her concern. The Board will send a letter if necessary, but no action will be taken at this point if the resident in question keeps his dog on leash.

### **Agenda Item 2: President's Items**

#### **10.10.12.01 MOTION**

Moved to approve the minutes of the September 11, 2012 meeting of the Board as presented. Motion passed unanimously.

#### **10.10.12.02 MOTION**

Moved to change the date and time of the Board's November meeting to Wednesday, November 7 at 6:00pm prior to the Annual Meeting. Motion passed unanimously.

### **Agenda Item 3: Treasurer's Report**

Pursuant to a motion approved at the September Board meeting, Maynard and Jay moved \$250,000 from Vanguard to a Wells Fargo checking account and \$68,000 from Vanguard to Capital One.

Ray mentioned that the Arbor Board President contacted him about combining roofing schedules to save time and money by purchasing slate in bulk. Maynard added that he sent the Arbor's

president a list of the Glen's planned roof repairs and suggested to her that she contact Karen Conroy about possibly adding Fairlington Green to the joint project.

#### **Agenda Item 4: Management Report**

Terry said the cement manhole cover is still waiting for a price. Karen walked the Glen property with Nelson & Maria to check light fixtures, and they identified 16 light fixtures that need to be replaced. Before work on the basketball court begins, the two lowest limbs of the magnolia tree near the entrance to the Court 12/13 alley need to be removed to accommodate equipment. Damaged Comcast and Verizon cable and phone boxes should be reported directly to these companies for repair. Pro-Pave can begin their basketball court repairs as early as Monday, October 15.

The pin oak tree between Courts 2 & 3 was approved for removal due to its proximity to patios and evidence of decline.

Ray said Glen resident Francis Tisak is still trying to get his neighbor to remove roots that are damaging his fence and patio. Cardinal will send a letter to the co-owner indicating they have 30 days to remedy.

The small fence between the triple tennis courts and South Stafford Street has been approved, not to exceed \$2500. Amanda is getting an estimate. Cardinal will have Nelson & Maria replace the boards on two old benches and paint.

#### **10.10.12.03 MOTION**

Moved that the Board go into closed session to discuss individual homeowner delinquencies and other legal matters and also to hold a hearing on uncontrollable pets alleged to be present at 3507A S. Stafford Street. Motion passed unanimously.

Complainant Dave Sherman was present; however the resident at 3507A S. Stafford Street was absent.

#### **10.10.12.04 MOTION**

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

#### **10.10.12.05 MOTION**

Moved to approve sending a cease-and-desist letter to 3507A S. Stafford Street concerning the pet violation. Motion passed unanimously.

Jeff Hughney of REI talked to the Board about the proposed reserve study.

#### **10.10.12.06 MOTION**

Moved to approve the reserve study in the amount of \$18,075. Motion passed unanimously.

The meeting was adjourned at 9:00pm.

The next scheduled meeting of the Board is Wednesday, November 7, 2012 at 6:00pm in the Fairlington Community Center.

Respectfully Submitted,

Amanda Deringer, Vice President