

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
October 17, 2018 Board Minutes
Fairlington Community Center

ATTENDEES: Charlie Robbins (President), William Layer (Vice President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At-Large), and Candace Lewis (Cardinal Management).

CALL TO ORDER: The board meeting was called to order by the president at 6:30 p.m.

ENVIRONMENTAL UPDATE:

The management agent gave an update on the situation regarding the chemical contamination issue.

The Virginia Department of Environmental Quality (DEQ) has now requested that ECS begin the installation of their permanent monitoring wells on Glen property, and that those installations and sampling efforts occur concurrently with discussions about regulatory process, reports, and further meetings.

The board gave ECS the right to dig and install wells on the Glen's property, pursuant to the April 2017 Access Agreement, subject to the approval of actual well locations. ECS has proposed well locations that are effectively the same as those the board requested in the environmental attorney's comment letter on August 23, 2018. Final well locations may be adjusted in the field to account for the presence of underground utility lines or overhead obstacles that may prevent safe drilling operations.

RESIDENTS' FORUM:

Residents attending the residents' forum included Jay Yianilos (court 12), Susan Hunchar (court 10), Thora Stanwood (court 2), Zack Parsons (court 15), Ellen Robbins (court 14), Connie Francis (court 14), Barbara Collier (court 14), Barbara Dean (court 7), and Jeremy Wiedemann (court 6).

Susan Hunchar commented that the newly painted chain link fence along King Street looks very good. She reported that the mold has been removed from front entrances in court 10. She asked about the removal of twigs from patios and common areas. The president said that debris in the common areas is the responsibility of the Glen's landscape contractor, and debris from patios should be bagged and put out for regular trash collection.

BOARD MEETING MINUTES:

10.17.18.01 Motion. Moved to approve the minutes of the September 11, 2018 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The president said that he was pleased with progress on the environmental situation, maintenance projects, and the budget.

Vice President –

The vice president commented that Environmental Enhancement was trimming trees too severely in his court.

Treasurer –

The treasurer asked the management agent to audit the Account 71010 Water/Sewer ledger regarding the water bills, as the management report is showing water costs that are unusually under budget, which seems out of line with actual usage amounts recorded from the invoices by the secretary.

The treasurer handed a check from a pool party to the management agent. The amount is listed in Appendix 1.

By email vote on September 17, 2018, the board unanimously voted to approve a variance request from Catherine Wemette for renovations at 3520 South Stafford #B1 in court 13. The vote is duly ratified and recorded.

By email vote on October 7, 2018, the board unanimously voted to approve a variance request from Marni Myers for an attic renovation with two skylights and an egress window no larger than required by code at 4218 35th Street South #B2 in court 14. The vote is duly ratified and recorded.

By email vote on October 13, 2018, the board unanimously voted to approve a variance request from Daniel and Miriam Oakley for a kitchen renovation at 3561 South Stafford Street in court 3. The vote is duly ratified and recorded.

The at-large member questioned why the NVM snow removal contract uses portal-to-portal pricing rather than fixed pricing.

10.17.18.02 Motion. Moved to approve the NVM snow removal proposal with portal-to-portal pricing if the contractor will not agree to fixed pricing. Motion passed unanimously.

10.17.18.03 Motion. Moved to approve a Walls Contracting Co. proposal to install mold-reducing copper strips on the roof at 3547 A/B South Stafford Street in court 2 in the amount of \$1,625, substituting the following language in the description of work: “At the location indicated, fabricate 64 feet of sheet copper stripping. Install the strips at the center of the roof and at its top (two horizontal rows), each row to stick 1 inch out from the bottom of the slate of the specified north-facing roof in order to minimize mold growth and staining on the slates. Reinstall slates as required.” Motion passed unanimously.

The treasurer will purchase a Dremel tool with attachments for removing paint from brick and give it to the on-site crew if it works.

To prevent puddling at the entrance of 4118 South 36th Street in court 5, the treasurer asked the management agent to ask Environmental Enhancements for a bid to install French drains on both sides of the affected sidewalk area at the entrance, with each drain connecting with a dry well or wells and covered with re-seeded dirt.

Secretary –

The court 14 parking lot replacement project is scheduled to start on October 22.

The Glen's last Bangor slate roof is now being replaced in court 13.

10.17.18.04 Motion. Moved to approve the Precision Safe Sidewalks bid to grind down uneven sidewalk edges at eight locations in the amount of \$1,000. Motion passed unanimously.

At-Large -

The at-large member asked that in future the Glen's painter provide photos of areas to be painted before work is done, not afterwards, so there can be no doubt at the end of the year's paint cycle about whether problems such as messy edge work are old or new.

COMMITTEE REPORTS:

Landscape chair Barbara Dean introduced Zack Parsons and proposed making him co-chair of the landscape committee.

10.17.18.05 Motion. Moved to approve the appointment of Zack Parsons as co-chair of the landscape committee. Motion passed unanimously.

10.17.18.06 Motion. Moved to approve a proposal from Environmental Enhancements to remove invasive plants in the amount of \$4,782. Motion passed unanimously.

A proposal for rejuvenation pruning was tabled so that the new board elected in November can weigh in on it.

MANAGEMENT REPORT:

The management agent reported that Cardinal will have two people doing registration at the annual meeting.

NEW BUSINESS:

The board discussed the change in the Abingdon elementary school district, in which children from South Fairlington will be moved to the Drew elementary school. The question was whether the board should get involved in the neighborhood's opposition to the county's redistricting plan.

10.17.18.07 Motion. Moved to provide a letter, to be signed by the president, in support of South Fairlington remaining in the Abingdon school district. Motion passed, with the treasurer voting against because he believes it is not the business of a condominium board to get involved in political issues.

EXECUTIVE SESSION:

10.17.18.08 Motion. Moved to go into executive session at 7:53 p.m. Motion passed unanimously.

The board reconvened in regular session at 8:12 p.m.

10.17.18.09 Motion. Moved to direct management to follow up with legal on account #3107-03. Motion passed unanimously.

10.17.18.10 Motion. Moved to accept payment plan request for account #2013. Motion passed unanimously.

ADJOURNMENT: The meeting was adjourned by the president at 8:14 p.m.

The next scheduled meeting of the board is Tuesday, November 13, 2018, at 6:30 p.m. at the Fairlington Community Center, except that, on November 7, 2018, the newly elected board will hold an organizational meeting immediately after the annual meeting to elect officers.

Respectfully submitted,

Bill Worsley
Secretary

APPENDIX 1

Pool Party and Miscellaneous Income

Board Meeting Delivered to Manager	Payor	Purpose	Account 30190 Pool Income	Account 30260 Misc. Income	Paid By
June	Brandon Lipps	Pool Party	25.00		Check 1414
	Sarah M. Robinson	Pool Party	25.00		Check 313
July	Nicola F. Volkert	Pool Party	25.00		Check 1621
	Timothy Shelby	Recreation Pass		10.00	Check 1292
	Timothy Hodgson	Pool Party	25.00		Check 239
August	M.H. Lopez	Pool Party	25.00		Check 2133
	Paul Richelmi	Pool Party	25.00		Check 379
	Nicola F. Volkert	Pool Party	25.00		Check 1630
	Miriam Oakley	Pool Parties (2)	50.00		Check 280
	Monica Wiedemann	Pool Party	25.00		Check 503
September	Diana P. Page	Recreation Pass		10.00	Check 3412
	Mauri Earl	Recreation Pass		10.00	Check 1235
	Edith Marshall	Recreation Pass		10.00	Check 736
October	Deborah Sanchez	Pool Party	25.00		Check 1304
TOTALS			275.00	40.00	