

DRAFT

**FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
April 9, 2019 Board Minutes
Fairlington Community Center**

ATTENDEES: Charlie Robbins (President), William Layer (Vice President), Jeremy Wiedemann (Secretary), Maynard Dixon (Treasurer), TJ Doyle (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 chemical contamination issue resulting from the former location of the Fern Street dry cleaner. On April 2nd the Virginia Department of Environmental Quality (DEQ) communicated to the Glen's council that they are scheduling a principles meeting in late April or early May to discuss the TBR Associates draft Environmental Covenant and Operations & Maintenance Plan. It is unclear if site owner TBR Associates and/or their environmental consultant ECS will be in attendance, but the following parties will be participating: DEQ staff, State Delegate (Mark Levine), Arlington County Board Representative (Libby Garvey), Alexandria and/or Arlington government environmental health staff, Fairlington Glen board reps and council, and Fairlington Meadows board reps and council.

ECS is scheduled to complete their next set of ground water sampling from the wells by the end of June.

BOARD MEETING MINUTES:

4.9.19.01 Motion. Moved to approve the minutes of the March 12, 2019 board meeting (with an update to change one address). Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President announced that Barbara Dean will no longer be serving as the co-chair of the landscape committee and that Zack Parsons would be the chair. The President and the board thanked Barbara for the time she has spent chairing the committee and keeping the Glen's landscaping in great condition and supporting the Glen. The President also noted that there was an FCA meeting tomorrow (Wednesday, April 10 at 7pm) to discuss drainage and landscape enhancements on King Street.

Vice President –

The Vice President noted that he noticed newly painted doors peeling in his court. The management rep noted that anyone noticing this should report it to her and the Treasurer advised we consider posting this in the Glen Echo newsletter so other residents know to report peeling for repair.

Treasurer –

The Treasurer spoke about the pavement survey that REI was conducting and is expecting them to be delivering an updated draft shortly with a prioritization of the work that needs to be done. The Treasurer also turned in comments to REI about the ongoing proposal review of the PSE bid to replace the carriage lights and this discussion is on-going.

The Treasurer had several motions to bring forward for voting.

4.9.19.02 Motion. Moved to approve the new audit contract with Goldklang Group, CPA's, which covers years 2019 and 2020. Motion passed unanimously.

4.9.19.03 Motion. Moved to approve the representation letter for the FY2018 audit from Goldklang Group, CPA's. Motion passed unanimously.

4.9.19.04 Motion. Moved to approve four submitted variance requests:

- 3536 A2 S Stafford Street (deadbolt)
- 4106 S 36th Street (Pop-up exterior drain for sump pump)
- 4104 S 36th Street (Pop-up exterior drain for sump pump)
- 3571 B1 S Stafford Street (Copper exterior refrigerant line for HVAC)

Motion passed unanimously.

4.9.19.05 Motion. Moved to approve the painting contract with Williams Professional Painting in the amount of \$93,823.94 for courts 9, 10, 11, and 12. Motion passed unanimously.

RESIDENTS' FORUM:

Residents attending included: Ellen and David Robbins (court 14), Susan Hunchar (court 10), Zack Parsons (court 15), Michael Schneider (court 5), Joey Seich (court 16), and Frank and Tracy Van Atta (court 8).

Susan Hunchar asked if the older minutes on the Glen Website can be searched and the webmaster was going to check and see if it was possible.

Tracy Van Atta asked if the landscaping barrier along King Street (courts 5, 6, 7, 8) could be attended to. The Landscape chair was planning to look into what could grow there and was going to follow up with some of his fellow landscaping committee members to see if there were results available from prior soil testing. Ms. Van Atta asked if it would be possible to put up a fence along that street similar to what the Arbor and Muse have done and the President and management agent offered to research the cost and feasibility of this.

BOARD MEMBERS' REPORTS (continued):

Secretary –

The Secretary had one item from email vote brought forward to ratify.

4.9.19.06 Motion By email, the board unanimously voted to approve reimbursement of \$80.74 for a damaged window well cover at 3544 S. Stafford St. This vote is duly ratified and recorded.

The Secretary noted that the bulletin board by the community pool has been updated with current information.

At-Large -

The At-Large Member will be working with the Webmaster to be able to back her up on the website.

COMMITTEE REPORTS:

Landscape

Chair Zack Parsons noted that they are surveying the turf damage from the winter and will have a plan on where additional repairs will be required. He will be working with the management agent to understand where additional roofing work will be underway.

A community cleanup day is planned for Saturday, May 4, 2019 at 9 AM. Anyone interested should meet at the maintenance building by the pool.

The committee is looking for volunteers for both members and some specific watering of key spots around the Glen (including the pool and other enhancement planting locations). One resident in attendance also offered to attend the FCA meeting tomorrow and report back to the board next month and landscape committee.

Website

Webmaster Joey Seich noted that all content has been migrated and kept up to date and we have seen 60 unique visitors to date. The Treasurer noted that he will be removing the website revamp from the projects list as marked complete.

B Building Renovation Committee

The committee met last month to put together a plan and were tasked with collecting pictures from other surrounding communities and are coming back together on Wednesday, April 10 to share what they found and make recommendations.

MANAGEMENT REPORT:

The management agent received notice from Arlington County about the Glen's recycling containers not having lids. Our trash contractor Capital Services worked with the county to resolve their concern, and no additional action is required.

Walls Contracting is sending a check for the reimbursement of the \$80.74 window well cover replacement mentioned in the Secretary's report above.

A reminder that Maria's luncheon will be Thursday, 4/11 at 11:30 to celebrate 20 years with the Glen.

The Glen pool bathhouse water heater which was approved for replacement several months ago will be replaced this week.

The management agent reported that one of the carriage light posts that had failed seemed to have a hole in it. She spoke to PSE the electrical contractor, who confirmed this is the case and that the original poles are not aluminum and will corrode.

Twin Oak removed the tree that fell over near 3613 S Taylor Street and will come back and remove the stump. This company and another gave much more competitive quotes than our landscaper Environmental Enhancements.

OLD BUSINESS

None reported.

NEW BUSINESS

None Reported.

EXECUTIVE SESSION

4.9.19.07 Motion. Moved to go into executive session at 7:21 p.m. Motion passed unanimously.

The board reconvened in regular session at 7:37 p.m.

4.9.19.08 Motion. Moved to give resident in hearing until May 1, 2019 to repair window for account 3015. Motion passed unanimously.

4.9.19.09 Motion. Moved to send a results of hearing letter to the owner communicating that windows need to be repaired by May 1, 2019 for account 3012. If not repaired, the board directs the management agent to reach out to legal counsel on for further action. Motion passed unanimously.

4.9.19.10 Motion. Moved to offer resident the settlement amount recommended by legal on account 3041 01. Motion passed unanimously.

ADJOURNMENT: The meeting was adjourned by the President at 7:38 p.m.

The next scheduled meeting of the board is Tuesday, May 14, 2019, at 6:30 p.m. at the Fairlington Community Center.

Respectfully submitted,

Jeremy Wiedemann
Secretary