

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

October 8, 2019 Board Minutes

Fairlington Community Center

ATTENDEES: William Layer (Vice President), Jeremy Wiedemann (Secretary), Maynard Dixon (Treasurer), TJ Doyle (At-Large Member), and Candace Lewis (Cardinal Management). Charlie Robbins (President) was absent.

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

ENVIRONMENTAL UPDATE:

The management agent gave an update on the Fern Street site of the former dry cleaner. The management agent communicated that the Glen's Environmental Attorney has reached out to DEQ to get a status update on their planned review and comments of the Environment Covenant and Operations & Maintenance Plan.

RESIDENTS' FORUM:

Residents attending included: Keith June (court 12), Susan Hunchar (court 10), Rainy and Laurle McIntosh (Court 7), Theresa Nugent (Court 7), Michael Wells (court 7), Barbara Dean (court 7), Tamara Hinton (court 5).

Resident Keith June from court 12 communicated his displeasure with the communication and coordination of the emergency plumbing repair project recently completed in court 12. Mr. June was not pleased with the follow up he received from the management agent (specifically being referred to as "that guy in court 12." The management agent apologized for any perceived lack of respect to a resident and noted that the concerns communicated were being adjudicated through better communication at several levels (including between the workers and their management, our management and Dwyer, and between our management agent and the court reps). The management agent also communicated that no resident should have to give up their parking space to any contractors performing repairs except for very specific cases (such as lot repair or specific access needs) and only with explicit prior communication. Finally, the Treasurer communicated that work was already planned to repair the turf once the weather would allow or it.

Resident Susan Hunchar from court 10 gave an update on the external paint contract in her court being performed by Williams. Ms. Hunchar met with the Project Manager Rick Williams and did a walkthrough to communicate the specific concerns with the painting work being performed in court 10. Ms. Hunchar pointed out dripping, an incorrect door color, and chipping paint that was painted over. Mr. Williams took note and planned to remediate the concerns where he was able to. [Please note: this review was specific to court 10 which is one of the four courts currently being re-painted externally along with 9, 11, and 12.]

Residents Rainy and Laurle McIntosh and Theresa Nugent communicated concerns with the work done on their B Building in court 7 as part of the B Building Renovation project. The primary concern they communicated was with the choice of color of the internal doors to each residence (black). The consensus of the board was that, if all co-owners in the building agreed to change the color of the individual doors they could submit a variance request with signatures from each co-owner to hire a painter to do this work at their expense. The residents from court 7 also communicated concerns with the

overall quality of the painting work done in their building. They noted that paint was already showing chips on their doors, some old colors were showing through the new paint, and that the handrail on the banister seemed to have a gritty texture which made it harder to use than the prior paint. The board will follow up with the B Building Renovation committee to communicate the concerns and may also ask the on-site maintenance staff to follow up with touch ups if required.

Resident Barbara Dean from court 7 communicated concern with plan to cut the amount of money dedicated to spot landscaping in the proposed 2020 budget. Ms. Dean noted the significant needs along the border of King Street and the Treasurer noted that we are keeping this work in mind and that the Landscape committee chair continues to work on a phased proposal for this work.

Resident Tamara Hinton communicated concerns with the partial grout replacement performed by KGS on the shared stoop in front of her court 5 unit. The Treasurer noted that the board planned to vote on a proposal that would address her concern by replacing the entire stoop.

BOARD MEETING MINUTES:

10.8.19.01 Motion. Moved to approve the minutes of the September 10, 2019 board meeting, subject to correction of a typo in the summary of the remarks of resident Joey Seich during residents forum. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President was not able to attend and no written report submitted.

Vice President –

The Vice President had nothing to report.

Treasurer –

The Treasurer asked about the final price of the Umbrella Insurance premium from the September meeting. The management agent communicated that the premium amount quoted and voted on in the meeting was the final amount.

The Treasurer had two motions to bring forward for approval.

10.8.19.02 Motion Moved to approve the proposed snow removal contract with NVM Contract for Bobcat Loader \$157.50/hr, Plow Truck \$130.00/hr, \$250/ton of spread sand plus a \$100 delivery fee (note minimums apply). Motion passed unanimously.

10.8.19.03 Motion Moved to authorize management to contact KGS about a change order that would add the full replacement of the stoop in front of 4112/4114 S. 36th St to the scope of the work KGS is doing this year. Motion passed unanimously.

Secretary –

The Secretary communicated that some residents and members of the pool committee had raised concerns with the placement of the permanent shade structure approved for purchase and installation in the September meeting. Conversations continue on how to move forward with this project and additional information will be reported to the board as it becomes available.

The Secretary also communicated that a new grill had been purchased for the pool to replace one that was no longer serviceable. The Treasurer noted that the funds for replacing the grill, along with other pool recreational furnishings, should be charged to reserves.

At-Large -

The At-Large Member communicated that he is still investigating a good contact in Alexandria to work with on the concern over the intersection of 36th S and Quaker Lane. The At-Large Member is working with Suzanne Hunchar to locate information on the prior round of communications over this intersection and also plans to reach out to other residents who worked on the issue in the past.

The At-Large Member asked that information on the new website be included in the letters to co-owners regarding the annual budget and board member voting. The management agent said she would add this information to the letters being sent to all co-owners reminding them to vote.

The Treasurer asked the At-Large Member to please report on the progress of a potential log-in, members-only section of the website at the next meeting.

COMMITTEE REPORTS:

Pool

The Secretary communicated that the current pool committee chair will be stepping down from that role, but will remain on the committee. The board confirmed the new co-chairs via a formal motion and the Secretary will continue to be the board liaison to the pool committee.

10.8.19.04 Motion Moved to confirm Carol Goodloe and Lori Derkey as co-chairs of the Glen Pool Committee. Motion passed unanimously.

Landscape

No Update

Website

No Update

B Building Renovation Committee

The B Building Renovation Committee update was read aloud in the meeting.

The B Building Hallway Redecoration Committee is still waiting to hear from the carpeting/flooring contractor about a schedule and the arrival of the materials. We expect to have news within two weeks. We are still searching for the best fixture for the front

stoops of the B Buildings. We are working with a lighting expert at Alexandria Lighting & Supply on that. Painting is done, with the exception of a follow up touch up after the carpet and flooring are in. The basement lights are on order. The unit number signs have been attached to each unit's door.

MANAGEMENT REPORT:

The management agent communicated that the pest contractor we use Innovative Pest Management is merging with American Pest. No significant changes in service are expected with this merger, but the management agent will keep the board abreast as any new information is communicated.

The management agent recommended we table the plan for hiring a part-time, onsite manager to manage the Glen's day-to-day business and projects until more information can be communicated to the board on this.

The management agent communicated that REI continues to investigate the sink hole in court 13 and more findings will be communicated in a future meeting.

The management agent recommended tabling the discussion of the proposed plumbing work by Dwyer in front of unit 3584 S Stafford St until REI has an opportunity to review the proposal and the previous work done at this location and the board agreed to table.

Responding to a question by the treasurer, the management agent stated that that the Glen's sewer camera head had not been fixed and that she has yet to research the matter.

EXECUTIVE SESSION

10.9.19.05 Motion. Moved to go into executive session at 7:29 p.m. Motion passed unanimously.

The board reconvened in regular session at 7:34 p.m.

No motions from the executive session required ratification.

NEW BUSINESS

None reported

OLD BUSINESS

None reported

ADJOURNMENT: The meeting was adjourned by the Vice President at 7:35 p.m.

The next scheduled meeting of the board is Tuesday, November 12, 2019, at 6:30 p.m. at the Fairlington Community Center.

Respectfully submitted,

Jeremy Wiedemann
Secretary