

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

February 9, 2021 Board Minutes

Online via ZOOM

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), TJ Doyle (At-Large Member), Susan Hunchar (Secretary), Candace Lewis (Cardinal Management), Ben Mengstab (On-Site Manager), Lorraine Robinson (Cardinal Management).

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

RESIDENTS' FORUM: Tina Collier (Court 3, Landscape Committee Chair); Seth Theuerkauf (Court 6, Maintenance Committee); Ms. Davie-Easton (Court 1); Jay Yianilos (The Glen Echo editor)

No issues were raised during the Residents' Forum.

BOARD MEETING MINUTES:

02.09.21.01 Motion. Moved to approve the meeting minutes from the January 12, 2021 Board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President: The President reported that the Glen continues to move forward during the still-trying time. He noted that vaccinations are coming into the community and that should provide some relief.

Vice-President: The Vice-President reviewed some incidents from the past month and noted that these incidents were handled well. There was a concern of bullying of younger boys by teenage boys which was reported to the Arlington Police via the non-emergency number by one of the parents of the younger children involved. There were also instances of eggs being thrown at front doors and at least one of these instances was reported to the non-emergency line. A resident reported the continued presence of graffiti near the tot lot. The Vice-President thanked the Onsite Staff and Onsite Manager for cleaning and keeping areas clean and watching for similar items. The President stated that the Board is limited in what actions it can take in most situations but it is important for residents to call the non-emergency police number, 703-558-2222, to report incidents (or 911 if police presence is needed). He added that it is a trying time for children since they have no access to activities they usually have and don't see friends at school. There have been only a few instances and he hopes that the situation stays that way.

Treasurer: The Treasurer asked the Management Agent if the Board's November 10, 2020 amendment to the resale disclosure document concerning damage to common property has been included in the document. The Management Agent reported that it has been.

02.09.21.02 Motion. Moved to authorize the Glen President to sign a contract with Bishop's Tennis for the work on the tennis and basketball courts that is outlined in Exhibit D of the Management Report. Motion passed unanimously with the President abstaining since he is the party in the motion.

02.09.21.03 Motion. Moved to approve REI's 3-bidder proposal for spot roof and gutter inspection, bidding, and project administration for \$10,520.00, as presented in Exhibit E of the Management Report. Motion passed unanimously.

The Treasurer asked if there were questions concerning the specifications or drawings in the document provided by REI concerning the upcoming parking lot resurfacing and repairs. The Secretary reported she had called Tim Cork of REI (the project manager) with concerns about the Court 10 proposal dealing with the entrance and a subsurface French drain that might be impacted but has not heard back from him. The Treasurer asked the Secretary to report back after speaking with Tim.

Secretary: No report

At-Large Member: The At-Large Member thanked Jay Yianilos, editor of The Glen Echo, for the great newsletters and hopes that residents continue to read it. The President also thanked Jay.

COMMITTEE REPORTS

Pool Committee: The Vice-President reported that the Committee will meet in February to begin working on the pool season. The Onsite Manager has posted a sign announcing that lifeguards are being recruited by our pool contractor, Atlantic Pool Service, Inc. (Atlantic), and the editor of The Glen Echo has included it in the current issue and will continue to include it until the need is met. The President asked if there are any potential issues as to how the opening is done and county permit requirements and stated that last year's pool season was excellent thanks to the committee staying on top of things. The Vice-President said that Atlantic takes care of most issues that arise. The Treasurer noted that in the next two years there will be budget pressures due to an increase in the minimum wage. The Vice-President reported that Atlantic hires above minimum wage now.

Landscape Committee: The Chair reported that most things are dormant now but plans and work will start in March. The Secretary asked the Chair to get one or two estimates for removal of the two trees in Court 10 for which owners have submitted variance requests. The Chair will include them when she gets estimates for other tree work in the Spring.

The Treasurer inquired about having trimming done before the paint cycle begins for Courts 1-4 and emphasized that the Glen is responsible for plantings in the common areas and owners are responsible for those in patios and elsewhere that the owners have provided.

The Chair asked when the soft washing (Courts 1-5) and painting (Courts 1-4) will be done in order to get needed pruning done beforehand. The Maintenance Committee member replied that soft washing will probably be done in March and the Treasurer said painting will probably be in the summer. The Chair also asked about soft washing being done in Courts 1-5 instead of 1-4. The Treasurer replied that there was a savings to have the extra court done at the same time but that we can get back into the usual 4-court/year maintenance cycle by soft washing only Courts 6-8 next year.

Maintenance Committee: Seth Theuerkauf and the Onsite Manager reported that the soft wash of Courts 1-5 will probably be the first week of March. The Vice-President noted that having Court 5 done before it will be painted in 2022 will show how the project looks after a year.

Court Representatives Committee: No Report The Vice-President noted that the Chair is keeping the Court Reps well-informed and Court Reps are notifying residents accordingly.

MANAGEMENT REPORT

The Management Agent reported that the offsite owner rate is about the same 24-25%.

The On-Site Manager did not have any report in addition to his monthly report in the Management package.

NEW BUSINESS None

EXECUTIVE SESSION

02.09.21.04 Motion. Moved to go into executive session at 6:50 p.m. Motion passed unanimously.

The board reconvened in regular session at 7:00 p.m.

02.09.21.05 Motion. Moved to approve the decision to accept a payment plan proposal for account # 2013-01. Motion passed unanimously.

ADJOURNMENT The meeting was adjourned by the President at 7:05p.m

Respectfully submitted,

Susan Hunchar, Secretary

The next scheduled meeting of the board is March 9, 2021 at 6:30 p.m. at the Fairlington Community Center – as of the completion of these minutes the Community Center will be closed as part of Arlington County’s emergency response to the COVID-19 outbreak and the meeting will likely be held virtually again via Zoom.

