

## FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

June 8, 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 (Onsite Manager).

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

**RESIDENTS' FORUM:** Lori Derkay (Court 12 Court Representative and Pool Committee Co-Chairperson); Carol Goodloe (Court 10 Court Representative and Pool Committee Co-Chairperson); Seth Theuerkauf (Court 6 and Maintenance Committee); Tina Collier (Court 3 and Landscape Committee Chairperson); Jorge Muniz Ortiz (Court 8); Pamela Rich (Court 10);

Jorge Muniz Ortiz reported that he owns a plug-in hybrid car and that he is interested in being a member of the new Electric Car Charging Committee. The Vice-President thanked him for his interest and welcomed him to the Committee.

Seth Theurkauf asked what was being sprayed on the lawns and sidewalks today by TruGreen. He stated that the Meadows has signs for lawn chemicals. The Onsite Manager answered that he called our landscape company, Professional Grounds, Inc. (ProGrounds) and was told it is lawn fertilizer. Seth asked for more communication with residents and others when the areas are being treated with chemicals or other substances.

Jay Yianilos, editor of *The Glen Echo*, was not present but sent a reminder that the deadline for submitting items is the 25<sup>th</sup> of the month for the next month

### BOARD MEETING MINUTES:

**06.08.21.01 Motion:** Moved to approve the meeting minutes from the May 11, 2021 Board meeting. Motion passed unanimously.

### BOARD MEMBERS' REPORTS:

**President:** The President was pleased that the Glen has continued to have good weather and less Covid stress through Spring. He congratulated the Pool Committee on having a successful pool opening and wished them a successful season and knows that there will be great use of the pool. He reported that the Court 10 parking lot repaving was a success and that Courts 13 and 5 will be done soon this year. He wished everyone well and that residents will enjoy the singing cicadas!

**Vice-President:** The Vice-President reported that there is interest in the Electric Car Charging Committee and he has been contacted by several residents to begin to study information and issues. He thanked Mr. Muniz Ortiz for coming to the meeting to express his interest in joining the committee.

The Fence Committee has three members so far and the Vice-President noted that the committee is an exploratory committee that will explore the state of our present fences, study alternative materials for new fences, visit other communities and learn about other pertinent information.

The B Building Door Locks Committee has two members so far. The Vice-President appreciated Thora Stanwood's distribution of information about the committee to the Court 2 B Building residents. The Board recently established a process for requests for door locks while the committee is working. The Management Agent suggested that the committee work with the Onsite Manager to obtain addresses of offsite owners of B Buildings. The President indicated he likes getting affected residents involved in pertinent projects. The Vice-President asked Tina Collier to circulate copies of Thora's flyer at the upcoming Glen Social Night(s).

There was a short discussion about the Maintenance Committee. The Treasurer opined that (1) the Maintenance Committee should focus on the smaller tasks that can be done by onsite crew and (2) larger projects are best overseen by individual committee members, as Seth Theuerkauf did with the soft washing, rather than jointly by committee. The Landscape Chair noted that stoops need cleaning/power-washing; the Treasurer responded that best to not power-wash brick so that mortar does not get removed. He noted that REI submits information on which stoops need replacing or repointing.

**Treasurer:** The Treasurer reported that he has completed his proposed 2022 budget having a 1.5% dues increase. He will send a copy and an article about it to *The Glen Echo* editor. He noted that (1) preparation of this budget was difficult due to uncertainty about how Cardinal Management is accounting for reimbursements made to Cardinal Management for expenses related to its assignment of an onsite manager to the Glen but (2) he will be working with Cardinal to devise a better way to account for these expenses in 2022. He also informed the board that he is exploring ways to employ our onsite manager full time beginning in January 2023.

**At-Large Member:** The At-Large Member noted that he will add the new Glen Social Night to our website. He suggested that residents attend a performance by the Wakefield High Jazz Combo on Friday June 11 from 7:30 PM – 8:30 PM at the Fairlington Community Center.

**Secretary:**

**06.08.21.02 MOTION.** Moved to ratify the earlier email vote that unanimously approved the request of Tina Collier for weekly Glen Social Nights at the pool. Motion passed unanimously.

**06.08.21.03 MOTION.** Moved to ratify the earlier email vote that unanimously approved the request of the Management Agent concerning the Court 10 parking lot repaving:

1. to let the contracted grassy area between the sidewalk and curb remain the plan. Do not approve a change order.
2. that the Glen not replace the county sidewalk but only replace the apron panels (also known as handicap ramps) so that the new curb and asphalt align properly and water can drain out to the street.

## **COMMITTEE REPORTS**

**Landscape Committee:** The Chair reported that residents of Court 10 and the onsite staff are watering the grass seed in the new grassy area between the sidewalks and curbs along the parking lot. The President added that the Chair arranged for removal of the large county tree near the entrance to Court 1.

**Pool Committee:** The Co-Chairs reported that the pool opening went smoothly and participation has been heavy already. When school is out, they expect additional users. The power outage at the pool on the day after the opening was a Dominion problem that was fixed that day. They thanked Atlantic Pool for their support and the Treasurer for having the key to the maintenance office for access to electrical boxes. Two issues remain: (1) at what age may a child enter the pool area unaccompanied and (2) at what age may children bring guests. The President said that the Board will support the Committee's decisions that are legal and are common sense. He thanked the Chairs for all the time and effort they and committee members have spent for residents.

**Maintenance Committee:** The committee member discussed the need for more No Trespassing/Private Property signs, especially on Taylor St. by the side of Court 8 near King St. and Court 5 near Quaker Lane entrance.

## **MANAGEMENT REPORT**

The Management Agent reported that Restoration Engineering, Inc. (REI) is ready to procure bids for the spot roof and gutter work cycle for this year. The Treasurer had no problem with the potential bidders named by management.

The Onsite Manager has arranged a virtual meeting with Tim Cork of REI and Josh Elliott of Pro Pave on Tues., June 15 at 6:30 pm to discuss issues that arose during the Court 10 parking lot project and possible issues with upcoming Courts 13 & 5 parking lot projects.

## **NEW BUSINESS**

The Management Agent reported that there was a delay in the change order for the expansion of the closed end of the parking lot in Court 13 but that the Board previously approved the Treasurer to sign off on the change orders, so there is no action needed by the Board. Once received, Management will forward to the Board for informational purposes.

## **Miscellaneous**

The rotted window frame in Court 1 is being fixed in response to violation notice.

There were no variance requests.

## **EXECUTIVE SESSION**

**08.10.21.04 MOTION.** Moved to go into executive session at 7:41 p.m. Motion passed unanimously.

**08.10.21.05 MOTION.** Moved to return to open session at 7:49 p.m. Motion passed unanimously.

**ADJOURNMENT** The meeting was adjourned by the President at 7:59 p.m.

**The next scheduled meeting of the board is July 13, 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.**