

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

July 13, 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 6:32 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); Tina Collier (Court 3 and Landscape Committee Chairperson); Jay Yianilos (Editor, The Glen Echo); Jorge Muniz Ortiz (Court 8); David Castro (Court 4); Sherin Wertime (Court 12).

Sherin Wertime presented the continuing water intrusion in the rear corner of the basement at 3562 S. Stafford St (Court 12) and heavy pooling outside her front entry. She included suggestions from Hemax (Hemax Construction Services & Landscaping LLC) for the problem and remedies: large crepe myrtle roots growing along the side foundation, needs increased gradient on the side of the unit and install two channel drains on the sides of the sidewalks by the entry. She asked the Board to take the suggestions into consideration. The President asked if there is any water intrusion on side by the crepe myrtle and asked the Landscape Chair to check the crepe myrtle and/or to have an arborist check it. The owner noted that there is paneling on the walls so she can't see if there is any water intrusion on that wall. The President noted that the Glen is in a high water table area and she may continue to get more water inside during heavy rains. He suggested installing another sump pump in the basement but the resident replied that she can't afford it after having just had one installed and other remediation done. The Treasurer noted that tree roots don't usually grow through our cinder block walls but that there may be cracks in the walls. He also noted that some steam pipes were in the basements before the Glen was built and perhaps a pipe did not get plugged when building was reconstructed for the Glen. The Treasurer also reported that the concrete foundation and the bathroom porcelain tiles in his unit were porous enough to allow water to seep through them as the water table rose during the rainy season. The owner stated that the large amounts of water outside in the area of the entryway makes it difficult for her to walk to and from her unit. The Treasurer mentioned that he solved a similar problem in his unit by extending the drain pipe to his fence line. The President noted that there was a similar problem in Court 13 where water overflowed the parking lot curb and settled on the sidewalks during heavy rains. The owner said that twin channel drains by the entryway recommended by Hemax was their solution. The Management Agent reported that the Onsite Manager will consult with REI (Restoration Engineering, Inc.) and Hemax representative (Max) about the situation and solutions since he has been working with Hemax. The owner thanked the Board for listening and providing some assistance.

Jorge P. Ortiz (Court 8) spoke about the recent meeting of the Electrical Powered Vehicle Charging Station Committee on June 30. Possible options for Glen residents to charge cars in the Glen were discussed. He surveyed Glen courts for unassigned spaces to possibly be used for charging stations and found 16. Some options to learn about and explore are: individuals set up individual chargers at their parking space; talking to the County to set up charging stations near the community center; units looking into sharing one station. County Board-member Libby Garvey provided some documents about the County's future energy plan.

The Vice-President added that this is a good opportunity for us to explore possibilities and find details of what can be done and cannot be done. Libby mentioned meeting up with other concerned people and possibly using the Glen as a

demonstration project for other communities in the County. See more comments under Committee Reports.

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BOARD MEETING MINUTES:

07.13.21.01 MOTION: Moved to approve the minutes of the June 8, 2021 Board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President: The President reported that he is pleased how well the Glen is proceeding through the summer although the corona virus is still with us and some other concerns such as variants and booster shots exist. Activities in the Glen will be affected less but there are more parking challenges as people continue to work at home and students may not be going to school in the fall. The pool continues to be a great source of enjoyment & relaxation. The Pool Committee and the Vice-President are doing an excellent job along with our maintenance staff. Electrical challenges for the pool were handled very well.

The collapse of Southside condo building in Florida was terrible...some similarities and differences between Southside and the Glen. We are a condo that has been here for some time and have to consider structural conditions as time goes on. It is an absolute necessity to retain funds for our reserve funds to cover necessary work every year and future years. He thanked the Treasurer for keeping us going in the right direction. He noted that in 2005 and 2006 there was a concerted effort to begin funding our reserves and that has continued into the present. According to the Treasurer the Glen has improved from single digit amounts to 37% of our recommended reserves. That is not a great leap forward but annually we increase the reserves by an amount putting us in a more secure position.

Planning for our annual meeting in November has begun and he looks forward to a pretty good summer, completing a very satisfactory year and having a happy upcoming year.

The President asked the Board members to review the proposed new landscape variance request form that is in this month's management report and prepare to discuss it for approval and then develop the administration of it.

Vice-President: The Vice-President asked about a pending date for the beginning of construction of the Court 5 parking lot. The Onsite Manager reported that work begins on Monday, July 19 and there will be a "parking lot information session" with Court 5.

The President thanked the Onsite Manager for the frequent and thorough communication to Court 13 so that residents knew what was happening concerning the reconstruction of the parking lot.

Treasurer:

07.13.21.02 MOTION: Moved to approve the proposed budget and the related average dues increase of 1.5% in the July 2021 Management Report for submission to the members at the 2021 annual meeting. Motion passed unanimously.

07.13.21.03 MOTION: Moved to hold the 2021 Annual Meeting via Zoom on Thursday, November 4, 2021. Motion passed unanimously.

07.13.21.04 MOTION: Moved to hold the 2021 Community Forum via Zoom on Thursday, September 9, 2021. Motion passed unanimously.

07.13.21.05 MOTION: Moved to require that non-landscape variance requests and supporting documents be submitted online, to announce this in the August 2021 newsletter, and to incorporate a conforming change in the next version of the Handbook. Motion passed unanimously.

The County is requiring that documents must be submitted electronically. The Vice-President added that the Glen and certain County documents will still have to be notarized.

The Treasurer asked the Management Agent for the status of the Glen's audit. She reported she has been on vacation and will follow up on it.

Secretary:

07.13.21.06 MOTION: Moved to ratify the earlier email vote that unanimously approved the kitchen renovation variance request of Kathryn and Jordan White for 4246 35th St S. Motion passed unanimously.

07.13.21.07 MOTION: Moved to validate the Board's decision of June 18, 2021 to have the onsite staff work a half-day or get premium pay if they chose to work all day since it was the new federal holiday, Juneteenth, on Sat., June 19. Motion passed unanimously.

At-Large Member: The At-Large Member reported that he loves the pool and the Pool Committee has done a wonderful and superb job and made his summer so enjoyable.

COMMITTEE REPORTS

Pool Committee: The Co-Chair reported that the season is going well despite the earlier concerns about the COVID virus. They have updated some rules and the At-Large Member has posted them on the website. Six new chairs have been purchased. The lifeguard shortage remains but the Glen has not been greatly affected by it. August will be challenging since it is possible that the Glen may have only one guard instead of two. The Co-Chair asked that residents direct any lifeguards known to them to the committee and explained that certification is expensive and may be a reason for a domestic shortage. The President suggested that the Glen might pay for a person's certification with the agreement that the person stays as a guard until the end of the season and the Co-Chair said that there are funds available since there was no opening party and probably will not be a closing party. The Treasurer added that the expense should be charged to our account for the Pool Committee. The baby pool has a structural problem leak under the pool. Atlantic Pool Co. will have to get under the pool to inspect it for problem and suggests doing that after the season closes. While the pool is closed in the evening, the guards turn off the baby pool pump so as to conserve water and not worsen the problem. The President noted that if there might be health or safety hazards, the work should be done now. The Co-Chair mentioned the two electrical issues were handled quickly and professionally by Atlantic Pool and Dominion Electric. She stated that Atlantic Pool is a great partner having had many challenges such as the inability to bring international guards to the U.S.A. They have done everything to keep our pool open and functioning well. The Treasurer suggested that an article about Atlantic Pool in The Glen Echo would be of interest and the editor agreed. The Management Agent will check the baby pool since she was involved in the past problem and repair. The Co-Chair asked the Landscape Chair to please remove the dead tree on the pool deck and the Landscape Chair reported that she is working with the Onsite Manager on removing and replacing that tree.

Landscape Committee: The President thanked the Chair for working with the county for removal of a large street tree near the Court 1 entrance. The Chair reported that she has located a small company, Jariri's Lawn Service, that will be onsite soon to do a lot of clean-up after recent storms, switching out some shrubs and planting trees. She reported that Richard's Tree Service is getting certified for Glen work. The President asked if any serious tree damage was done by the recent storms. The Chair said not any serious obvious damage but she has contacted the County arborist to check the street trees keeping in mind the proximity of cars and housing. The Treasurer asked whether an arborist is required to identify a dead or a sick tree. The Chair said that an arborist can identify problems readily so that plans can be made and they can judge life of the trees. The Treasurer is concerned that a tree said to be healthy by an arborist might come down and damage a car or injure a person.

The Management Agent asked for more information about removing a tree that was planted in the front of a residence to use at the pool. The Chair explained that the resident was not concerned about the removal of the tree and is happy to have it replaced by a different tree.

Glen Social Committee: The Chair reported that there has been very low interest in the weekly gatherings; but, she will try one more time.

Court Representatives Committee: The Chair was not present. The Vice-President said he will suggest to the Chair to use Zoom for meetings while the pandemic is with us.

Electrical Powered Vehicle Charging Station Committee: The Vice-President reported that the committee of four people is in the preliminary stages of learning about vehicle charging and studying what can and cannot be done in the Glen. The committee may ask the Board to try various options for the Glen. He noted some surprise that the County does not yet have any projects or guidance for this. He reported that the committee will need more meetings and will publicize the meetings for those who are interested in attending in person or virtually.

The Management Agent reported that at a recent conference she spoke with an engineer who specializes in electric cars and she will pass his contact information to the Vice-President.

See also comments by Jorge P. Ortiz (Court 8) under Residents' Forum.

Fence Committee:

The Vice-President reported that six people are interested and will meet soon. The committee will probably present a long term plan: how to do it; new improvements in materials and methods; how to make the fences look better. The last replacement was in 1998; thus, understanding the problem and different alternatives so that we do not have a major funding at one time. The Treasurer noted that committee member Bill Worsley identified a stain that could possibly be used to make fresh slats of lumber like the original slats are so as to make the fences appear as one color.

B-Building Door Locks Committee

The Vice-President reported that the committee of four people had productive meetings via email. They discovered that: 1. few people interested; thus, we will have a procedure in place for those who do want a lock, 2. strong opposition from owners with whom they spoke about being forced to install locks; thus, we will have a procedure in place for those who do want a lock; 3. buildings that want to have the lock can go forward easily. A simple variance form and check sheet that all four Co-Owners must agree to and sign will be in the Handbook. The process will be handled by the Onsite Manager.

The Treasurer questioned having purchases delivered to the outside door if delivered by an entity that does not have the code. The lock info can be entered on the company's order sheet in the "notes" section. The Management Agent noted that the reason for the lock is to prevent random strangers from entering and possibly doing damage or smoking, etc. She reported that some of her other properties have controlled access and it works well. The Treasurer questioned if controlled access meant a receiving desk; the Management Agent replied that not all have receiving desks. There have been three reported incidents this year in the Glen. The Treasurer noted his concern for safety versus easy delivery of items. The Management Agent noted that there is no liability to the Glen. The Treasurer asked about removing the locks if a new Co-Owner does not want it. The response was that the new Co-Owner would have known about the lock (unless he had not seen the building and the unit) before purchasing the unit and if he did not like it, he should look at other B-Buildings.

MANAGEMENT REPORT

No report

UNFINISHED BUSINESS

The Treasurer thanked the Onsite Manager for updating the Projects List.

The Landscape Chair asked about the status of the request of several Court 15 & 16 residents for drain work between Courts 15 & 16. The Onsite Manager responded that the onsite staff checked the drain and it was clear. The Management Agent suggested that she contact the Onsite Manager directly to discuss when he is onsite.

NEW BUSINESS

None

MISCELLANEOUS

The Management Agent suggested that the Board members read the recent article on workman's compensation by USI that is in the Management Report.

EXECUTIVE SESSION

07.13.21.08 MOTION. Moved to go into executive session at 08:08 p.m. Motion passed unanimously.

The Board reconvened in regular session at 8:11 p.m.

ADJOURNMENT- The meeting was adjourned by the President at 8:12 pm.

Respectfully submitted,

Susan Hunchar, Secretary

The next scheduled meeting of the board is August 10, 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.