

# FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

## September 14, 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).

**CALL TO ORDER:** The meeting was called to order at 6:31 p.m. by the President via Zoom.

**RESIDENTS' FORUM:** Lori Derkay (Court 12 Court Representative and Pool Committee Co-Chair); Brian Henry (Court 1); Carol Goodloe (Court 10 Court Representative, Pool Committee Co-Chair and Tennis Committee Co-Chair); Anna Prisco and Patrick Prisco (Court 8); (Miranda) Joy Bickelhaupt (Court 10); Jean Daly (Court 9) and Jay Yianilos (THE GLEN ECHO editor).

**BOARD MEETING MINUTES: 09.14.21.01 Motion.** Moved to approve the minutes of the August 10, 2021 Board meeting. Motion passed unanimously.

### **BOARD MEMBERS' REPORTS:**

**President:** The President reported that we had another challenging month with the recent storms. The President reported that we have received the annual report concerning the chemical plume that intruded into the Glen from across Quaker Lane. The groundwater sampling wells on the boundaries of the plume indicated, as expected, that the plume is not expanding. The wells located within the plume indicated a steady or declining contamination levels. The data collected indicates that the plume can be expected to degrade naturally. The next round of samples is to be collected in June, 2022.

The Management Agent reported that the report is available to residents and owners by emailing her and she will share that report with them. The website will have the information for contacting the Management Agent.

**Vice-President:** The Vice-President reported that work is being done after the bad storm in August that resulted in water intrusion in some units. Spot gutter repair and replacement are being done to counter future problems.

**Treasurer:**

**09.14.21.02 MOTION.** Moved to approve Pro Pave's cement work proposal in Management Exhibit F at a contract price of \$6,372.00, subject to a possible add-on being investigated by Susan Hunchar. Motion passed unanimously.

**09.14.21.03 MOTION.** Moved to approve the insurance proposal in Management Exhibit E as shown in the premium summary with an annual premium total of \$109,968.00. Motion passed unanimously.

**09.14.21.04 MOTION.** Moved to approve the spot roof and gutter repair contract proffered by JR Walls Contracting, with a bid price of \$39,620, subject to a possible adjustment to remove the \$3,400.00 for copper strips that may not be needed due to our program of chemical soft washing to remove mossy roof stains. Motion passed unanimously.

The Treasurer asked that the minutes show that the Walls proposal was not in the Management Report but was e-mailed to the Board by Restoration Engineering, Inc. (REI) on 9-13-2021.

The Treasurer asked the Management Agent whether the Glen's reserve investment funds have been reported to Morgan Stanley, and the Management Agent reported that she is reconciling everything and will be forwarding that to Morgan Stanley. He also asked the Management Agent whether the final report on the audit of 2020 and the annual tax basis report are available. The Management Agent will contact the Goldklang Group, the Glen's accountant.

The On-Site manager reported to the Treasurer that Kolas Painting, Inc. would be marking the rotted wood in Courts 1-4 for attention during the painting work.

Secretary: **09.14.21.05 MOTION.** Moved to ratify the earlier email vote that unanimously approved the variance request of Thora Stanwood for 3551- A1 S. Stafford St. for rerouting the drainage from her lower level sump pump so it will no longer pour onto the sidewalk. Motion passed unanimously.

At-Large Member: The At-Large Member welcomed and thanked Brian Henry of Ct. 1 for volunteering to assist with the Glen website.

## **COMMITTEE REPORTS**

Pool Committee: The Co-Chair reported that the pool will close for the season on Sunday, Sept. 19. The Co-Chairs will have a 2021 review session and discussion about 2022 with Atlantic Pool Service, Inc. and she hopes to pre-pay some items for next year using the remainder of this year's budget. She noted that the committee hopes to have international guards in 2022 if possible. The Management Agent noted that the inspection of the wading pool has been approved and will be done after the pool closes for the season. The President thanked the Co-Chairs, the committee and the Vice-President for all their work this season and was pleased that Atlantic did a great job of assisting the Glen without the international lifeguards and noted that their assistance should be remembered when the pool contract is up for renewal in two years.

Landscape Committee: The President reported that the committee is being reorganized and hopes to have information at the next meeting. Joy Bickelhaupt (Court 10) stated that she was on the committee and is considering being Chair but has some questions.

Court Representatives Committee: The Vice President reported that there was a committee meeting in August and court representatives were reminded of paths for violations and to welcome new residents. He noted that the latest New Resident package is available on [fairlingtonglen.com](http://fairlingtonglen.com).

Maintenance Committee: The Treasurer reported that we should not continue to use gravel drainage pits for water; better to have water flow out of the Glen into County storm drains. He and the President will meet with REI to discuss and noted that costs of new drainage systems would be charged to Reserves.

E-Vehicle Committee: The Vice President thanked the President for the information from Fairlington Meadows about their research on E-vehicles. The committee plans to talk with the County in September. He noted that the August 2021 All Fairlington Bulletin had a good article on the County's approaches to charging stations. Joy Bickelhaupt (Court 10) stated that she is interested in joining the committee.

Fence Committee: The Vice-President reported that the committee is starting to check the condition of fences.

## **MANAGEMENT REPORT**

The Management Agent reported that an Arlington County arborist contacted the Glen to fill in holes in the photinia hedge and will do a walk-around in Dec. with the On-Site Manager. The Management Agent noted that the On-Site Manager will ask them to see if there are any recommendations for the recurring problem of plantings dying along the King St. fence and close-by areas. The President asked the Management Agent to ask the County arborist what might be causing plantings in that area to die-off.

She also reported that the Comcast access agreement was finalized and the reimbursement check should be here in Dec. The Glen's attorney caught unacceptable changes made by Comcast when reviewing the document.

The On-Site Manager had no report in addition to his monthly report and staff work logs.

## **Unfinished Business**

None

## **NEW BUSINESS**

None

### **Miscellaneous**

The Vice President asked about ratifying the expenses for the repairs for water intrusion and gutter work. The Management Agent noted that the repairs and other work were done by emergency approval and the President and Treasurer confirmed the expenditures.

Joy Bickelhaupt inquired about her email request to have the grass strips along the new parking lot replaced with concrete. The Vice President reported that since one possible solution for e-vehicle chargers involves the strips, he is concerned that converting to concrete would be a larger expense for installing chargers later; he also noted that laying sod might be a better method to try. The Vice President and President noted that in order to make a cosmetic change like switching from grass to concrete, a polling of the court owners would be required. Joy said she would support and facilitate a poll and sod but noted that sod requires maintenance, especially for mowing. The Treasurer opined that, while he has never liked the grass strips, there should be a poll because there are residents who tend to object to switching from grass to concrete. He agreed that grass strips involve a maintenance cost. As an example of a court that switched from grass strips to concrete, he suggested inspecting Court 9. The Management Agent noted that there should be more information compiled by the e-vehicle committee before a poll. The Management Agent wrapped-up the discussion by observing that this will not be a quick fix and there must be agreement between committees and owners. She noted that contact information for the Vice-President is on the website.

## **EXECUTIVE SESSION**

**09.14.21.06 MOTION:** Moved to go into executive session at 7:06 p.m. Motion passed unanimously.

The Board reconvened in regular session at 7:15 pm.

**ADJOURNMENT** The meeting was adjourned by the President at 7:19 pm.

Respectfully submitted,

Susan Hunchar, Secretary

**The next scheduled meeting of the board is October 12, 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.**

