

**FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**  
**Annual Meeting Minutes**  
**Online via Zoom**  
**November 4, 2021**

**ATTENDEES:** Charlie Robbins (President), Jeremy Wiedemann (Vice President), Susan Hunchar (Secretary), Maynard Dixon (Treasurer), TJ Doyle (At-Large Member), Candice Lewis (Cardinal Management Agent), Ben Mengstab (On-Site Manager), approximately 9 co-owners, and Jay Yianilos (Editor The Glen Echo).

**CALL TO ORDER AND INTRODUCTION OF BOARD**

The President called to order the annual meeting of the Council of Co-Owners of Fairlington Glen for the year 2021 at 7:00pm.

**APPOINTMENT OF THE PARLIAMENTARIAN**

Jay Yianilos was appointed Parliamentarian.

**PROOF OF NOTICE OF MEETING**

The Management Agent reported the notice of the annual meeting of the Council of Co-Owners of Fairlington Glen was mailed on October 13, 2021 and electronically sent as well. The postal mail was the official notice to all co-owners of record in accordance with the Virginia Condominium Act and showed an example of a mailed paper copy. The Management Agent reported quorum met with 98 proxies for 27.8% (25% required).

**SELECTION OF INSPECTORS OF THE ELECTION**

Since this was a virtual election with online and mailed paper proxy voting, staff of Cardinal Management served as Inspectors of the election.

**PRESIDENT'S REPORT**

The President reported that this was the second online annual meeting. He noted it was nice to sit at home for it but it would be nice to see neighbors. The President is looking forward to seeing residents face-to-face at our meetings. This year has seen challenges including COVID; but our membership has rallied together and strengthened our sense of community. Some challenges are ahead in 2022. He noted that the pool was the highlight of our summer and we are doing what is needed to maintain it. Our finances are on sound ground and we avoided assessments for major issues. We are an aging community with old plumbing, electrical connections, etc. that need to be maintained in safe and comfortable manner. He noted two 'sad' news items: (1) Will Smith has retired as Chair of the Tennis Committee after 46 years. Carol Goodloe and Sandy Thurston are the new Co-Chairs. He thanked Will for his dedication and service to the Glen for all those years; and (2) Our On-Site Manager, Ben

Mengstad, has accepted another offer of employment elsewhere and will leave on November 19. He thanked Ben for his outstanding work and for being a great asset to the Glen. The Management Agent has started recruiting a new on-site manager.

## **BUDGET PRESENTATION**

The Treasurer noted that he will summarize the 2022 budget and take questions. He said that the minutes of the 2020 annual meeting were not entirely correct and explained that the budget for the On-Site manager increased the maintenance line by roughly 50%, not the entire budget as recorded. The proposed 2022 budget includes a 1.5% dues increase due to interest rates on our reserves remaining low; contractor bid prices are rising; larger increases in property insurance and electricity. We will offset increases with reductions in pool and landscaping spending. Hiring a full-time On-Site manager will be necessary since there is a lot of work that needs to be done. We will be trying to keep the reserve level growing. There were no questions from attendees.

## **COMMITTEE REPORTS**

Landscape Committee: The President reported that the Committee is under re-organization and we hope to have that ready for our December meeting.

Pool Committee: The Co-Chair reported that the Committee is moving forward with the plans for 2022. Atlantic Pools, Inc. is currently making repairs to the baby pool and the Committee will start in the new year to discuss lifeguards with Atlantic. The Committee is reviewing the policy manual and will present to the Board for approval any changes before the season begins.

Court Representative Committee: The Chair reported that things are fine. The President stated that the Court Representative Committee did outstanding work to help the Board get information to residents and get information back to the Board.

Maintenance Committee: The Committee member reported that he will check with the Treasurer about soft-washing this year.

## **VOTE ON THE 2022 BUDGET, CANDIDATES AND THE 2020 MINUTES**

The Management Agent announced the results of the vote for the 2022 budget, Board of Directors and approval of the 2020 annual meeting minutes.

- 1) The 2022 budget was approved by a vote of 25.69% of the voting interest (91.3% of votes cast).
- 2) Jeremy Wiedemann was re-elected to the Board for a term of three years by a vote of 24.9 % of the voting interest (50.3% of votes cast).
- 3) TJ Doyle was re-elected to the Board for a term of three years by a vote of 23.9% of the voting interest (48.4% of votes cast).

- 4) The 2020 annual meeting minutes as amended were approved by a vote of 25.64% of voting interest (100% of votes cast).

The Management Agent noted that if anyone wants to follow up on anything with her or any Board member, contact information is available on the website and the monthly newsletter, [The Glen Echo](#).

Winners for the voting raffle sponsored by Cardinal Management were Beth & Jason Ford of Ct. 4 and Paula Hochstetler of Ct. 2.

The meeting was adjourned by the President at 7:28pm.

Respectfully submitted,

Susan Hunchar, Secretary