

FAIRLINGTON GLEN BOARD OF DIRECTORS

Board Minutes April 11, 2023

Online via ZOOM

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), TJ Doyle (At Large Member), Susan Hunchar (Secretary), Amy Steliga (Onsite Manager), Candace Lewis (Management Agent)

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

RESIDENTS: Michael Wells (Court 7 Ct. Rep; Chair Court Reps); Lori Derkay (Court 12 Ct. Rep; Co-Chair Pool Cmtee); Angela Donatelli (Court 6; Landscape Cmtee); Two Court 8 Residents; Carol Goodloe (Court 10 Ct. Rep; Co-Chair Pool Cmtee; Co-Chair Tennis Cmtee); Jay Yianilos (Editor, THE GLEN ECHO)

RESIDENTS FORUM: None

Restoration Engineering, Inc. – Parking Lots Courts 1 & 2

Tim Cork of REI (Restoration Engineering, Inc.) was present to explain any concerns about the redesign of the Courts 1 and 2 parking lots this year. Both Courts requested a grass strip between the sidewalks and curbs of the parking lot.

04.11.2023.01 MOTION. Moved to approve the Restoration Engineering, Inc. (REI) design specifications for the replacement of the parking lots in Courts 1 and 2, as revised to reflect the preservation of the grass strips between the pavement in the courts and their sidewalks. Motion passed unanimously.

04.11.2023.02 MOTION. Moved to approve the minutes of the March 14, 2023 Fairlington Glen Board Meeting. Motion passed unanimously.

President: The President reported that he is pleased that there have been no serious situations this year and we have been preparing for the year ahead. He pointed out that we will have struggles based on the economy we have now; prices of materials and labor are increasing on a regular basis. We expect challenges in various markets, esp. our insurance. He is confident that we will have constant pressure on our finances and our budget. He reported that the Board is striving to maintain a sound fiscal position with the same amenities to which we are accustomed. He thanked the Treasurer for all his work and the Management Agent and On-Site Manager as well.

Vice President: The Vice President noted that at the March meeting there was concern about security incidents happening in Court 8 and other areas of the Glen. He proposed the establishment of a committee to be responsible for matters of security in the Glen.

04.11.2023.03 MOTION. Moved to establish a Security Committee to meet monthly to discuss matters of security in and around Fairlington Glen. The committee will advertise meetings on the website prior to holding them and will use the email address fairlingtonlensecure@gmail.com to receive incoming emails to report crimes, but this is not in lieu of reporting crimes to the Arlington Police Department or 911 in an emergency. Motion passed unanimously.

One of the items the committee plans to discuss concerns giving Power of Attorney to the police for access to Glen buildings and the right to enforce laws in the common areas of the Glen.

There was also discussion of the local homeowner association (HOA) insurance and the market. The Glen's current carrier (Rockingham) left the condominium HOA insurance business; the Vice President asked if it is a good idea to consider breaking our coverage into separate packages for the different needs of the Glen. The President noted that we will be getting the proposed insurance package from our broker, USI, in May to review and we may have to change some items.

Treasurer: The Treasurer noted that he would not be asking about replacement lamp fixtures for the pole lamps because the Vice President would be meeting with the contractor Power Systems Electric Corporation (PSE) about them on April 12, 2023. There were no objections to that date. The Treasurer asked about a date for the annual meeting. The Management Agent suggested Thursday, November 2, 2023. There were no objections to that date.

04.11.2023.04 MOTION. The Treasurer moved to approve the REI (Restoration Engineering, Inc.) reserve study proposal in Management Exhibit E, costing \$17,000, subject to the following changes, which the Treasurer noted have been incorporated into a revised draft that was circulated by email on April 10, 2023:

1. On page 3 of the proposal, 4.L. (1), change the second sentence to read: "In Courts 5-16, meters are installed directly at each unit, and, consequently, the buried lines are utility-side lines that are maintained by Dominion."
2. On page 5 of the proposal, 7.L. (1), insert "or replaced" after "relined". [For example, a lateral inside Bill Worsley's low unit at 4314 S. 35 Street was replaced, not relined.]
3. Add a new section concerning the plat as follows:
 - a. Add a simplified layer, for the non-technical user, that omits installation, repair, or replacement dates that can be readily identified in the tables.
 - b. Update the plat to show changes in parking lot design, such as enlargement of parking areas in the middle and the addition of handicap ramps through curbs.

Motion passed unanimously.

04.11.2023.05 MOTION. Moved to approve the revised swimming pool rules and the two new permission forms that were circulated by Lori Derkay (Co-Chair of the Pool Committee) on April 10, 2023. Motion passed unanimously. The Treasurer asserted that he will include the new pool rules and permission forms in a special Handbook revision that will be published on the Glen's website before the pool opens.

04.11.2023.06 MOTION. Moved to recognize that the Onsite Manager properly contracted for additional roof repairs costing \$2,222.00, as described in the Actions Items included in the Management Report.

Secretary: 04.11.2023.07 MOTION. Moved to ratify the retroactive variance request for 4117 36th St. South for a kitchen renovation by Stacy Coppel and Steve Svoboda. Motion passed unanimously.

04.11.2023.08 Motion. Moved to ratify the basement egress window request for 4276 35th St. South by Vlad Lipschutz and Mashawna Vernon. Motion passed unanimously.

At Large Member: The At Large Member thanked the Onsite Manager and the Onsite Staff for their great work in Court 6 getting the underground sewer pipe repaired and continuing to address the grass situation in the area.

Pool Committee: The Co-Chair announced:

The Committee updated the pool rules document. There was only one new rule recommendation regarding floats in the deep end, the rest was clean up of grammar and spacing. There will be one more update of this to remove the "swim vest" as the deep end is to not have non-swimmers in there, who require a swim vest.

The Board approved the updated pool rules document.

Atlantic Pools is well underway preparing our pool to open on Saturday, May 27.

We will hold an opening pool party. The date will be finalized shortly, but will likely be either Saturday, June 3 or Saturday, June 10 from 4-7pm. Volunteers to help coordinate the day or at least be responsible for the grilling are needed.

Recreational passes are being updated and will be hand delivered the week of May 15, 2023.

The President was pleased that the pool lift worked well last year and looks forward to its use this year.

Landscape Committee: The Secretary reported that the Clean Up Day date has been changed again and will be on Sat., April 22, starting at 9:00 am. The rain date is Sat, April 29. There are notices on the

website and the Court Representatives Chairperson has asked the Court Representatives to notify their residents of the activity. Regina and Will Smith of 3525 Utah St. South in Court 9 have asked permission to remove two large Photinia trees in the common area on the outside of their patio. They will pay for removal of the trees and stumps and would like to get an estimate from G&V when G&V is on site to do a tree survey for the Glen. The Board will decide the request. The Secretary and the Onsite Manager received proposals for a tree survey of the Glen. Given the proposal costs, the decision was made to have a survey done by Board and Committee members. Angela Donatelli and the Vice-President volunteered to check Glen trees for dead and dying trees instead of having an arborist. They will mark the trees and then the arborist can give a proposal for the current and future work that should be done. Angela reported on the replacement planting of seven small trees behind Court 6 along the King St. fence including a watering group.

Court Representatives Committee: The Court Representative of Court 12 asked to have a meeting of the Court Representatives in the near future. The Chairperson will schedule a meeting and will announce weekly to Court Representatives. He hopes that most Court Representatives will attend.

MANAGEMENT REPORT - Nothing to report

Unfinished Business - Nothing to report

NEW BUSINESS

Miscellaneous - Nothing to report

EXECUTIVE SESSION 04.11.2023.09 MOTION. Moved to go into Executive Session at 7:25 p.m. Motion passed unanimously. The Board reconvened in regular session at 7:57 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 8:00 p.m.

Respectfully submitted,

Susan Hunchar, Secretary