

DRAFT

FAIRLINGTON GLEN BOARD OF DIRECTORS

Board Minutes

June 13, 2023

Online via ZOOM

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

TJ Doyle (At-Large Member) was absent.

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

RESIDENTS: Ana Aizcorbe (Court 13; Landscape Committee); One Court 8 Person; Lori Derkay (Court 12 Court. Representative; Co-Chair Pool Committee); Angela Donatelli (Court 6; Landscape Committee); Carol Goodloe (Court 10 Court Representative; Co-Chair Pool Committee; Co-Chair Tennis Committee); Liz Finos (Court 16); Jay Yianilos (Editor, THE GLEN ECHO)

USI Insurance Renewal

Jessica Knutsen from USI Insurance Services came to give the Board an update on the current market conditions and to report on the progress they are making to get quotes on the master HOA policy which is up for renewal in September. Ms. Knutsen reiterated some earlier communicated concerns with insurers leaving markets, including Fairlington Glen's current carrier Rockingham that is non-renewing their HOA master policy book of business. Ms. Knutsen also spoke to some of the headwinds we will be facing in obtaining new quotes as insurance companies are still dealing with changes in underwriting guidance in lieu of the Surfside Condo in Florida which caused the entire industry to change underwriting practices and the increased cost of reinsurance due to the increase in catastrophic events across the country that impact all rates. Ms. Knutsen said they are working with carriers to understand the market and hopes to get multiple quotes as we get closer to the renewal date. The Vice President asked if there was anything the association could do to aid in obtaining quotes and the only thing we should plan on is an increase to deductible amounts and likely premiums for 2024. The President thanked Ms. Knutsen for her presentation.

RESIDENTS' FORUM

Liz Finos (Court 16) reported the pathway between Courts 15 & 16 needs attention. She asked for remediation two years ago and believes this was not addressed. Currently stones are varied, hazardous and easy to trip on and she would like same rock way in a single direction. The area receives foot traffic

and gets muddy when there is a lot of rain. The Onsite Manager and Onsite Staff will look at the problem and decide the best solution. The Landscape Committee (LSC) Finance Officer suggested that the grading issue, spacing between pavers and additional same pavers should be funded in another area and will work with the Onsite Manager and Treasurer about this. The LSC Finance Officer also noted that our tree issues are funded by LSC. Lori Derkay noted that the pavers placed between Courts 11 & 12 last year helped a lot.

Liz reported bark scale on her crepe myrtle and crepe infestation has begun. The LSC Finance Officer noted that soap and water is the best cleaner and Pro Grounds reported the bark scale does not get cured. Liz reported that owners have begun to remove their crepe myrtle trees. The President noted that the Quaker Lane tree border has an infestation that is not curable and the trees will be removed by the County. The President asked the Landscape Committee for a recommendation for what we should do with our crepe myrtles, if anything, and give us a recommendation and best path ahead for them.

06.13.2023.01 MOTION. Moved to approve the minutes of the May 9, 2023 Board meeting. Motion passed unanimously.

Reports of Officers:

President: The President reported that he is pleased that the budget looks sound, expects the insurance renewal from USI to be a good conclusion by mid-summer. He noted that the pool opening party was great, the summer will probably be very hot and we should ask residents to water grass and landscape items in common areas around homes. Security has been an issue with Bradlee Shopping Center problems and Arlington County reporting stolen catalytic converters and air bags. A Glen Security Committee has been composed. Another point to be noted is the proper use of visitor parking spaces and the Handbook has the correct information. Two cars have been removed. The Treasurer suggested that our visitor parking spaces is a good subject for The Glen Echo.

Vice President: The Vice President reminded all that the “good neighbor policy” for the unreserved parking spaces goes in both directions; make sure that we are following protocol to use spaces but not abuse. We had a great beginning for summer: the pool party was great, our lifeguards are very good, little disruption so far was the very bad weather we had recently.

In regard to the Master HOA Insurance Policy concerns, 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, this summer to review and we may have to change some items once we have more information.

Treasurer: 06.13.2023.02 MOTION. Moved to approve the Pro-Pave, Inc. bid in Management Exhibit G for full replacement of the parking lots in Courts 1 and 2, at a cost of \$202,597.00. Motion passed unanimously.

The Treasurer noted that our Onsite Manager updated our inventory of tools and other property in the maintenance facility building.

The Treasurer asked about the report on the late charges discussed in the minutes of the May 2023 meeting. The Onsite Manager responded that progress is being made. The Treasurer opined that this report was a task that should be undertaken by her supervisor, Candace Lewis. He announced that he would add this to the Task List until it was completed.

The Treasurer reported that the Court Representatives Group (CRG) held a successful, well attended meeting at the pool. He then reported on three items of interest to CRG:

-- At the CRG meeting, there was a suggestion that we consider adopting protective barriers at the bottom of the pole lamps to protect them against damage. At the CRG meeting, a member stated that such protection was installed in the Meadows. The Onsite Manager stated that she would look into this.

-- At the CRG meeting, there was an enquiry about whether updated welcome packets were being distributed to new residents in paper form. The Onsite Manager responded that: (1) she has been updating the packets, with the assistance of Thora Stanwood; and (2) she has been distributing them to new residents. She was then asked whether she has been distributing paper or online versions, but she did not have a chance to respond before the discussion moved on to another topic.

-- At the CRG meeting there was also discussion of the schedule for professional cleaning the B-Building common areas. The Onsite Manager reported that they had been cleaned professionally last year. At the Treasurer's suggestion, she agreed to consult with Onsite Staff about it and make a recommendation concerning, how often we should schedule professional cleaning to supplement the cleaning that they regularly do using their own equipment.

The President thanked the Treasurer for his work on the proposed budget for 2024.

Secretary: No report. No ratifications.

At Large Member: The At-Large Member was absent

Pool Committee: The Co-Chair announced that \$1000 will be added to the budget to replace ping pong table and furniture. The opening pool party was successful after a 3-yr hiatus and 150-200 people attended. She noted that there were two new volunteers for burger turners at the grill: Mike Turner and Rob McGuinness.

The Lifeguards are paying close attention, are very accommodating for things and people especially during the very bad weather. She has had very positive feedback about the lifeguards.

Poor air quality required not opening the pool during the poor air ratings. All Fairlington pools were closed by midday the first day and stayed closed the second day.

Landscape Committee: The Secretary reported that Angela Donatelli and Jeremy Wiedemann worked with the Onsite Manager and Pro Grounds on a robust list of more than fifty (50) trees to be trimmed or removed based upon overall tree health and/or potential to impact the foundations, roofs, or gutters of Glen buildings. The Committee has prioritized 'retention over removal' in this project. We are happy to report the trees behind Court 6 are doing well with Patrick Murray, a Court 6 resident, taking over the watering responsibility. In the most recent Committee meeting, members agreed to work on a fall planting effort to remove and replace dead plantings in all courts. Carol Goodloe of Court 10 and a great gardener alerted the attendees to water plants now and to tell residents to do watering, also. The Secretary thanked Angela for the report.

MANAGEMENT REPORT: Nothing to report

UNFINISHED BUSINESS: Nothing to report

NEW BUSINESS: Nothing to report.

Miscellaneous - Nothing to report

EXECUTIVE SESSION 06.13.2023.03 MOTION. Moved to go into Executive Session at 7:50 pm. Motion passed unanimously. The Board reconvened in regular session at 8:00 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 8:01 p.m.

Respectfully submitted,

Susan Hunchar, Secretary

The next scheduled meeting of the Board is July 11, 2023 at 6:30 pm. The meeting will be held virtually via Zoom.