

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

January 9, 2024 Board Minutes

Online via Zoom

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Seth Theuerkauf (Secretary), TJ Doyle (At-Large Member), and Amy Steliga (Cardinal Management).

CALL TO ORDER: The meeting was called to order at 6:35PM by the President via Zoom.

RESIDENTS' FORUM:

Residents attending: Susan Hunchar (Court 10), Lori Derkay (Court 13), and Angela Donatelli (Court 6). Jay Yianilos (former resident and Editor of the Glen Echo newsletter) attended.

Lori Derkay asked a question about the changes to the Glen's HOA master policy that were described in a recent Glen Echo newsletter article, and what those changes meant for individual co-owners. The Vice President explained that, due to changes in the broader condominium insurance market, the best available insurance option for the HOA master policy at the most recent renewal increased the master policy deductible from \$5,000 to \$25,000. Since each co-owners' individual insurance policy references the HOA master policy, the increased deductible on the HOA master policy must be reported to each co-owners' insurance provider. The increased deductible on the HOA master policy may result in an increase in premiums for each co-owners' individual insurance policy. The Treasurer added that our Handbook explains the inter-working between the Glen's Master Policy and individual homeowner policies.

BOARD MEETING MINUTES:

01.09.24.01 Motion. Moved to approve the meeting minutes from the December 12, 2023 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President communicated that the Glen has experienced a positive start to 2024. The community remains on-budget. The Glen's insurance broker has been tasked with identifying new opportunities for our HOA master policy in light of the most recent increase in insurance costs. Any findings will be provided to the Board.

The President reported a successful and favorable resolution of the incident associated with a resident in Court 3. The Board will soon be sharing a message summarizing the situation and its outcome to the Community. The President thanked the Board, Cardinal Management, and our legal counsel for their conscientious efforts. The President also thanked the residents of Court 3 and all of the Glen for understanding and patience.

Vice President –

The Vice President communicated that despite the heavy rains today, no known major flooding issues have been reported. The Vice President indicated the Glen was poised for a successful start to 2024.

Treasurer –

The Treasurer had one motion for voting, approval, and ratification:

01.09.2024.02 Motion. Motion to adopt the previously circulated revised Welcome Packet for Co-Owners and to post it to the website. Motion passed unanimously.

The Treasurer noted that he will have a revised Welcome Packet for Renters posted to the website without vote because it will be just a truncated version of the one for co-owners.

The Treasurer stated that he has no problems with: (a) the \$65,976.35 basic management fee to be charged by Cardinal Management in 2024, which is explained in Exhibit D of the January 2024 Management Report; and (b) the revised Management Schedule B (per item) fees. The Treasurer explained that the basic fee is subject to adjustment by a federal cost-of-living adjustment (COLA) statistic and that he checked Cardinal's adjustment against the official federal data. He further noted that the COLA-related basic management fee increase was entirely offset by a fee reduction to allow for fewer needed attendances at Glen Board meetings by our Cardinal Management Portfolio Manager, Candace Lewis.

The Treasurer noted that he had circulated draft bid specifications for the 2024 painting work, and he asked our onsite manager, Amy Steliga, to include them for a vote in the Management Report for February 2024.

Finally, the Treasurer asked our onsite manager, Amy Steliga, to contact her supervisor, Candace Lewis, about consulting with USI, our insurance agent, to search for lower cost insurance. The onsite manager responded that she would do this and that, in fact, this effort had already begun. The Treasurer stated that he would add this important effort to the Task List so that its progress could be monitored.

Secretary –

The Secretary described an effort he has pursued to secure low-cost lens replacements for the new light fixtures installed throughout the Glen, including new tinted lens replacements that may address brightness concerns raised by some residents. A sample of the new, lower-cost lens replacements is anticipated to arrive soon and the Secretary will coordinate a demo of the new lens options to evaluate which is best.

The Secretary communicated that there were several earlier email votes that that needed approval.

01.09.2024.03 Motion. 3536 A1 S Stafford St - Damage Claim Reimbursement allocation of funds, in the amount of \$15,249.76. Motion passed unanimously.

01.09.2024.04 Motion. 4122 S 36th St - Damage Claim Reimbursement allocation of funds, in the amount of \$8,805.69. Motion passed unanimously.

At-Large -

The At-Large Member had nothing to report.

COMMITTEE REPORTS:

Pool

Pool Committee Chair Lori Derkey indicated that the Pool Committee will be setting up a meeting in March to kick-off planning for the 2024 pool season. Any interested residents should reach out to Lori to join the meeting or to share any ideas.

Landscape

Landscape Committee Chair Susan Hunchar shared that the Landscape Committee will be meeting on the third Saturday of January. The Committee will look into options for improving the alley between Courts 15 and 16. The Committee is beginning to think about shrub plantings for 2024, particularly focusing on needs and costs. The Committee Chair shared that the Committee now has six members.

Court Representatives

No update.

Safety

Safety Committee Chair Jeremy Wiedemann indicated that a virtual meeting may be planned in the coming month.

Maintenance

Maintenance Committee Chair Maynard Dixon described recent efforts to work with REI to understand how to handle future replacement of the horizontal sewer lines in the community. The Chair indicated that replacement of these lines will be a major cost and complex effort.

E-Charging

E-Charging Committee Chair Jeremy Wiedemann shared an update on other Fairlington HOA's EV charging systems and plans, as well as the new EV charging system at the Fairlington Community Center. The Treasurer requested information on the various payment models, which the Chair described as including: (a) an HOA resident-only access option, (b) a Fairlington resident-only access option, or (c) an open access option (i.e., all members of the public have the ability to access and pay for use of the charger). The President shared that, from recent discussions with other Fairlington HOAs that have installed EV chargers, all Fairlington HOAs with EV chargers intend to generate sufficient revenue streams to pay off the costs of system installation and maintenance. The President shared that the Fairlington Villages system is operating at a profit.

Fence

No update

MANAGEMENT REPORT:

The On-Site Manager, Amy Steliga, provided a few updates related to the Glen lighting replacement campaign. Specifically: (1) PSE has replaced the single original Court 14 light that was missed in the original round of replacements, and (2) PSE completed the Court 1 electrical work associated with the light fixtures. Kolb Electrical is expected to

repair the underground electrical wiring for the two faulty pool lights on January 10th, pending weather conditions. The On-Site Manager also reported that heavy rainfall has led to a few reported water intrusion issues to management, which are being addressed as appropriate.

OLD BUSINESS

None.

NEW BUSINESS

None.

MISCELLANEOUS

None.

EXECUTIVE SESSION

01.09.24.05 Motion. Moved to go into executive session at 7:24 p.m. Motion passed unanimously.

The board reconvened in regular session at 7:28 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 7:29 p.m.

The next scheduled meeting of the board is Tuesday, February 13, 2024, at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf
Secretary