

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
February 13, 2024 Board Minutes
Online via Zoom

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

CALL TO ORDER: The meeting was called to order at 6:30PM 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.

The Treasurer requested coordination with the Editor of the Glen Echo newsletter to develop an article about the recently updated 2024 Welcome Packets for owners and renters.

BOARD MEETING MINUTES:

02.13.24.01 Motion. Moved to approve the meeting minutes from the January 9, 2024 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President communicated that the Glen has experienced a positive start to 2024. No substantial challenges have faced the community since the start of the year. Various Glen committees are planning for activities in the coming year. The President expressed concerns related to increasing costs to the Glen that loom on the horizon – for example, we were recently notified by our trash removal contractor of an increase in the fee for trash pickup due to an unavoidable increase in the drop fee for trash at the disposal site. The Board continues to study the Glen insurance policy challenge with our broker, USI. That research has indicated that the overall insurance market is relatively discouraging at the moment. The Glen will likely need to prepare for an increase in insurance costs in 2024, however, the Board will continue to rigorously research and evaluate best available options.

Vice President –

The Vice President provided kudos to the management team for managing recent snowfall and removal from the community. The Vice President conveyed that the size of the community (~\$100M) is a major challenge for better insurance coverage for the Glen and that options are likely to remain narrow. The Vice President and Board have engaged in significant research to evaluate insurance options and will continue to do so. The Treasurer recommended the Vice President draft a brief article for the newsletter describing the insurance situation.

Treasurer –

The Treasurer asked management to correct the Action Item Updates in Exhibit D of the Management Report to show that the drainage work mentioned therein would take place between Courts 7-8, not between Courts 6-7.

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

02.13.2024.02 Motion. Motion to approve the specifications for the painting of Courts 11-12, in Exhibit B of the Management Report. Motion passed unanimously.

The Treasurer requested management to bid the work described in the specifications for the painting of Courts 11-12 with Kolas given their assurance of no change in rates from the most recent year and consistent quality of work. The Board will review and consider for approval any subsequent proposal from Kolas.

Secretary –

The Secretary described the ongoing effort to test new tinted lens replacements for the new light fixtures installed throughout the Glen. The new tinted lens replacements are intended to address brightness concerns raised by some residents. Three different tinted lens options are currently being demonstrated in three lights surrounding the entrance to the Glen pool. The demonstration project will run through the end of February, after which the Board will consider pursuing an order of one lens option for replacement of all lenses on the lights surrounding the pool area. Any Glen residents interested in providing feedback are encouraged to do so via email to the Secretary at: seth.fairlington.glen@gmail.com.

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

02.13.2024.03 Motion. Kolas additional carpentry repairs in courts 9-10, in the amount of \$16,125. Motion passed unanimously.

02.13.2024.04 Motion. 4252 S 35th St. Handrail Variance. Motion passed unanimously.

02.13.2024.05 Motion. 4323 S 36th St. Egress Window Variance. Motion passed unanimously.

At-Large -

The At-Large Member was absent.

COMMITTEE REPORTS:

Pool

Pool Committee Chair Lori Derkay indicated that the Pool Committee will be setting up a meeting in February of the Committee to kick off planning for the 2024 pool season.

Landscape

Landscape Committee Chair Susan Hunchar shared that the Landscape Committee will be active in the coming month regarding needs for additional plants for landscaping and any tree-related issues that need to be addressed. Anticipating identifying all needs by April, conducting plantings in April. The Committee is willing to accept feedback from the community. The President recommended the Landscape Committee chair develop a newsletter article seeking community feedback. The President shared that he appreciated the budget challenges facing the Landscape Committee regarding many draws on the limited resources.

Court Representatives

No update.

Safety

Safety Committee Chair Jeremy Wiedemann indicated that a meeting is coming up on Thursday, February 15, 2024—led by the City of Alexandria—regarding changes upcoming at the Bradlee Center – specifically the intersection that includes the Bradlee Center, the median on King Street, and the access road between Safeway and other end of Bradlee Center. The focus of the effort is to improve safety. The President was uncertain which stage of the planning process the effort is currently at, but was aware of a recent online survey.

Maintenance

No update

E-Charging

No update

Fence

No update

MANAGEMENT REPORT:

The On-Site Manager, Amy Steliga, shared that the extra work with Kolas that was approved by the Board in Courts 9 & 10 had been completed.

OLD BUSINESS

None.

NEW BUSINESS

None.

MISCELLANEOUS

None.

EXECUTIVE SESSION

02.13.24.06 Motion. Moved to go into executive session at 7:10 p.m. Motion passed unanimously.

The Treasurer asked management to report on an invoice from the County Department of Environmental Services showing an extra past due charge of \$310.00, which extra charge may include a penalty late charge of \$50.00, in addition to the current annual fee of \$260.

Concerning legal counsel RB's File No. 654727, the Treasurer asked management to contact counsel and request detailed advice on how to proceed in light of the debtor's continued failure to pay the amount due.

The board reconvened in regular session at 7:17 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 7:19 p.m.

The next scheduled meeting of the board is Tuesday, March 12, 2024, at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf
Secretary