

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

April 9, 2024 Board Minutes

Online via Zoom

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Seth Theuerkauf (Secretary), Candace Lewis (Cardinal Management) 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), Amanda Deringer (Court 9), and Ken Gerhart (Court 12). Jay Yianilos (former resident and Editor of the Glen Echo newsletter) attended.

Amanda Deringer (Court 9) requested two hollies adjacent to her patio in Court 9 (3535 S Utah St) be either removed or heavily pruned. Susan Hunchar shared that the Landscaping Committee is working to determine priorities for the landscaping budget for this year and will evaluate when the work requested in Court 9 can be completed.

BOARD MEETING MINUTES:

04.09.24.01 Motion. Moved to approve the meeting minutes from the March 12, 2024 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President communicated that the Glen budget has been well managed and maintained to-date, and that the Treasurer has worked hard to manage this year's budget and to prepare the budget for next year. Any support from Glen residents that can be offered to the Treasurer for budget preparation is appreciated. Further, the community looks forward to our pool opening in May, and preparations for the pool season are going smoothly.

Insurance for the community remains a challenge – large increases in premiums happened last year and are expected to continue this year. The Board continues to seek lower cost opportunities, but our extensive research has yielded no clear alternative options.

The Glen has continued to strengthen our financial reserves – we are among the strongest of Fairlington HOAs in terms of reserves. Reserves ensure we have resources available to maintain and replace our aging infrastructure – these reserves are essential for ensuring the community maintains a strong position now and into the future. The strength of reserves is also important from the point-of-view of real estate values and in the mortgage acquisition process for new co-owners. The Glen's prioritization of maintaining reserves and gradual reserve growth should continue.

The President asked for the Landscape Committee to address two specific issues: (1) Evaluate the status of, and options for replacement of, the hedges along Quaker Lane. Work has begun towards the Meadows along Quaker Lane where the county is replacing diseased plants along that corridor. However, the strategy for their replacement does

not appear optimal. We may wish to push for a different option with the county – we may also need to pursue a privacy screen for the fence if the hedges are removed. (2) Evaluate the use of liquid fertilizers throughout the community. The Glen has had a longstanding policy against use of herbicides, pesticides or insecticides. The President asked the Landscape Committee to look into the fertilizers being used and whether they should continue to be used moving forward. The Secretary will provide support to the Landscape Committee regarding evaluation of fertilizers being used.

Vice President –

The Vice President shared that interest has been expressed by community members in fence replacements. He is seeking additional volunteer support for that Committee. Interest has also been expressed in electric vehicle (EV) chargers – at the community-level, and individual unit-level. Individual unit-level options require extensive forethought and Glen-level guidance. Ken Gerhart (Court 12) expressed concerns about ensuring adequate attention is paid to planning EV chargers. The Vice President replied with a description of the extensive planning work that is underway to evaluate if EV charger installation could be appropriate for the Glen.

Treasurer –

04.09.2024.02 Motion. Moved to approve Goldklang’s proposal in Management Exhibit E: (1) to audit the year 2024; and (2) to prepare federal and state tax return for 2024. Their fee will be \$9,950.00, an increase of \$900.00 over 2023. Motion passed unanimously.

04.09.2024.03 Motion. Moved to authorize Management to sign Goldklang’s related “Acknowledgement of Management Responsibilities” letter in Management Exhibit E, where the Glen would agree to provide the information needed for Goldklang’s audit of 2024. Motion passed unanimously.

04.09.2024.04 Motion. Moved to approve the REI proposal in Management Exhibit F to administer the pavement repairs for the courts listed therein. The complete package of services was approved, including multiple bid administration, at a total cost of \$21,300.00. Motion passed unanimously.

04.09.2024.05 Motion. Moved to approve the REI proposal in Management Exhibit G to administer the roof inspection and repairs required in Courts 1-4. The complete package of services was included, including multiple bid administration, was approved, at a total cost of \$19,105.00. Motion passed unanimously.

The Treasurer noted that this cycled proactive inspection and repair work has been delayed for several years for budgetary reasons.

04.09.2024.06 Motion. Moved to approve the Kola painting proposal for Courts 11-12 in Management Exhibit H, at a cost of \$46,576. Motion passed unanimously.

The Treasurer noted that this cycled work was delayed for a year for budgetary reasons.

The Treasurer also asked about whether REI has provided its final water leakage report to the owner of 3543 S. Utah Street. Management responded that: (1) REI has apologized for the lateness and stated that the report will be available later this week; and (2) it has communicated this to the owner.

Secretary –

The Secretary provided an update on the lamp lens replacement campaign in the area surrounding the pool. The on-site crew successfully completed replacement of the clear and spray-painted black lamp lenses with new white lenses. The new lenses provide a softer light which should address residents' concerns with the light brightness.

The Secretary referred to an email exchange amongst Board members that is ongoing regarding replacement of community trash cans throughout the Glen that are reaching the end of their lifespan. The Secretary will provide a recommendation to the Board regarding their replacement ahead of the next Board meeting in May. Glen resident Ken Gerhart (Court 12) requested a newsletter article be developed for an upcoming Glen Echo newsletter to describe what can and cannot be disposed of through regular trash and recycling pick-ups by our trash contractor.

04.12.2024.03 Motion. 4323 36th St S Bathroom Variance. Motion approved unanimously.

At-Large -

The At-Large Member was absent.

COMMITTEE REPORTS:

Pool

Pool Committee Chair Lori Derkay indicated that there hasn't been much new information beyond what was shared at the March 2024 Board Meeting and was captured in those minutes. The pool is scheduled to open on Saturday, May 25, 2024 with the welcome party scheduled tentatively on Saturday, June 1st or 8th. Whitecoating work on the pool has happened, and the county approvals process is underway ahead of the opening of the pool season. The Committee Chair indicated that the Committee may need an ad asking for lifeguards in the Glen Echo newsletter, but will reach out directly to the Jay Yianilos (Glen Echo Editor), if needed. The Committee Chair indicated that the on-site crew did a great job powerwashing the pool deck and saved the Glen \$1,900 by doing so.

The Treasurer inquired about budget needs for 2025, and asked that the Committee Chair provide that information as available.

Landscape

Susan Hunchar shared that the Landscape Committee has initiated an effort to address black scale on crepe myrtles throughout the Glen that will begin at the end of April. The Committee is also deploying a pilot program to use clover as a ground cover in shady spots around the Glen (Court 8, Court 10, and the corner of Court 14). The Committee is working on the priority list for landscaping projects. The Committee is also working to remove the stump at the end of court 8, and is considering the overall life and light permeation of Glen trees. Residents with a bare spot in their landscaping can request a shrub by reaching out to the Committee via email. The Committee also asks that all residents who received plantings last fall water them regularly as the weather warms. The Committee is also planning to deploy water hoses on timers in areas with new plantings to ensure they are adequately watered.

Court Representatives

No update.

Safety

No update.

Maintenance

No update.

E-Charging

No update beyond what was covered under the VP's report.

Fence

No update beyond what was covered under the VP's report.

MANAGEMENT REPORT:

The On-Site Manager, Amy Steliga, did not have anything additional to add.

OLD BUSINESS

04.09.2024.07 Motion. The President moved to table a vote on the Community Associations Institute (CAI) equity pledge to the next meeting when all Board members will be available to discuss and vote. Motion approved unanimously.

NEW BUSINESS

None.

MISCELLANEOUS

None.

EXECUTIVE SESSION

04.09.2024.08 Motion. Moved to go into executive session at 7:53 p.m. Motion passed unanimously.

In executive session, our On-Site Manager agreed to ask her supervisor (our Cardinal Management account manager) to continue to seek more up-to-date information from legal counsel on the status of their delinquent account No. 654727.

The board reconvened in regular session at 7:56 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 7:54 p.m.

The next scheduled meeting of the board is Tuesday, May 14, 2024, at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf
Secretary