

**DRAFT FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**  
**Annual Meeting Minutes**  
**Virtual Via Zoom**  
**November 02, 2023**

**ATTENDEES:** Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Susan Hunchar (Secretary), TJ Doyle (At-Large Member), Amy Steliga (On-site Manager), Candace Lewis (Cardinal Management). The number of co-owners present was not noted.

**CALL TO ORDER AND INTRODUCTION OF BOARD**

The President called the meeting to order at 7:11 p.m. It was established that a quorum (29.8%), defined as at least 25%, was present by proxy and electronic vote. The Board was introduced.

**APPOINTMENT OF THE PARLIAMENTARIAN**

Maynard Dixon was appointed parliamentarian. Robert's Rules of Order would be followed.

**PROOF OF NOTICE OF MEETING**

The President and Management Agent reported that the notice of the annual meeting of the Fairlington Glen Council of Co-Owners was mailed to all co-owners of record in accordance with the Virginia Condominium Act and also delivered via email.

**PRESIDENT'S REPORT**

The President reported that the Glen has remained financially sound and without major facility issues that were not planned for. The President noted that challenges will remain as prices nationally remain high and the Glen must address this too. Residents continue to benefit from strong amenities including the pool, pickleball and basketball courts. Our new Safety Committee is working to review the security issues impacting the Glen and work with the Board and Glen community on the best path forward. In closing, the President communicated that the Board will continue to focus on all the interests of the Glen.

**2024 BUDGET PRESENTATION**

The Treasurer summarized the Board's proposed budget for 2024 and a fee increase of 2.8%. The Treasurer explained that after the 2023 budget was approved, the Glen faced an \$80,000 increase associated with the Master Insurance policy. The Board chose to not pass the increase along in the monthly fee, but rather chose to use the contingency reserves in 2023 and 2024, however there will likely be a larger increase in 2025. If the Board had supported the increase to support the insurance increase in 2024, the fee increase would have been 7.62%. Owners may also see an increase in associated HO-6 policies (Condominium policies). The Glen, like other Fairlington communities, is facing aging infrastructure which will also present future challenges for the Association. Residents will see that the Glen completed many necessary maintenance projects throughout the community including roof work, and wood replacement with long lasting PVC. It is also worth noting the healthy Glen reserve level which will serve the community well in the future.

**COMMITTEE REPORTS**

Pool Committee: Lori Derkey reported on the Pool Committee. Lori noted that the pool reinstated the opening party and it was a success. The Contract was renewed and the bottom of both pools were successfully resurfaced. Looking forward to the next season.

Landscape Committee: Susan Hunchar reported on the Landscape Committee. 6 new trees were planted on King Street. There was a large tree trimming project as well as a large shrub planting project completed in the fall. A native plant planting is scheduled for the spring. 2022-2023 Native plants met with mixed success and next year's planning activities will begin soon. Susan thanked all volunteers for all their work.

Safety Committee: Jeremy Wiedemann reports on the Safety Committee. Will be meeting in the coming weeks.

### **VOTE ON 2024 BUDGET, CANDIDATES and 2022 MINUTES**

The ballots were all collected in advance via mail and online.

### **VOTE ON THE 2024 BUDGET, CANDIDATES AND THE 2022 MINUTES**

The On-site Manager announced the results of the vote for the 2024 budget, approval of the 2022 annual meeting minutes. and Board of Directors:

- The 2024 budget was approved by a vote of 26.5% of voting interest (89% of votes cast)
- Minutes of the 2022 annual meeting were approved by a vote of 29.3% (98.4% of votes cast)
- Maynard Dixon was reelected by a vote of 25.4% of voting interest (85.3% of votes cast) and Seth Theuerkauf was elected by a vote of 27.4% of voting interest (92.4% of votes cast)

### **PRESENTATION OF NEW BOARD MEMBERS**

The President presented Maynard Dixon and Seth Theuerkauf as new Board members.

### **PRESIDENT ADDRESSED ISSUES SUBMITTED BY COMMUNITY MEMBERS**

1. Comment questioning the fee increase: The President referred to the Treasurer comments on the 2024 budget and the approved fee and invited participation in the future Board meeting.
2. Comments on EV charging stations: The Community is studying the issue. No action planned at this time.
3. Comment on overgrown trees: The Glen has trees that belong to the County and to the Glen. Report concerns to the onsite manager or the Landscape Committee.

### **PRESIDENT'S CLOSING REMARKS**

The President thanked those that participated in the meeting and in the Committee. The President encouraged those that have not participated to do so. The Committees need additional volunteers. The Board welcomes the participation of all residents and diverse points of view.

The meeting was adjourned by the President at 8:03 p.m.

Respectfully submitted, Susan Hunchar, Secretary