

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
November 12, 2024 Board Minutes
Online via Zoom

ATTENDEES: Charlie Robbins (President), Maynard Dixon (Treasurer), Jeremy Wiedemann (Vice President), TJ Doyle (At-Large Member), Amy Steliga (On-Site Manager, Cardinal Management), Jason Yianilos (Editor, Glen Echo Newsletter), Seth Theuerkauf (Secretary) joined at 7:15pm.

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

RESIDENTS' FORUM:

Residents attending: Lori Derkay (Court 12), Ellen McDermott (Court 14).

There were no items raised in the resident's forum.

BOARD MEETING MINUTES:

11.12.24.01 Motion. Moved to approve the meeting minutes from the October 8, 2024 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President communicated that the Glen held a successful annual meeting on Thursday, November 7th with a large group (15+) residents in attendance.

The President noted the struggle that the board and management endured to get to our required quorum number of 30% of owners voting via online and paper proxy to hold the annual meeting.

The President also noted the hard times the Glen has had soliciting resident participation on committees and other volunteer opportunities and encouraged anyone with ideas for increasing participation to please share them with the board and On-Site Manager.

The President communicated that we successfully passed the 2025 Budget and noted that we anticipate to continue to see some challenges with rising costs, but hope we have got some of our major expenditures in a position where we can control them in the future, with insurance being one of the major drivers of the increase in 2025.

Finally, the President raised the idea of trying to poll the community about holding some in-person meetings in the coming year. We plan to send out a poll by the end of the year and if we see favorable results we will schedule a meeting in-person at the Fairlington Community Center in the Spring of 2025.

Vice President –

The Vice President echoed the Presidents observation in the lack of community participation and agreed that trying an in-person meeting sounded like a good strategy to try something new to get participation. He also communicated an idea from the

Secretary to use our sandwich board signs to announce monthly virtual and in-person meetings to see if this helped drive participation.

The Vice President asked the Editor of the Glen Echo to please re-run the article on reserve expenditures vs. annual budget expenditures as some of the comments that came in via the Vote Now service showed that some residents were not aware of the differences. The specific comments were around not seeing “fence replacement” allocated in the 2025 Budget and therefore believing this was not being considered this year – but in reality this will be paid for using reserve funds and with therefore not be a line item in the annual budget.

Treasurer –

The Treasurer enquired whether the Task List item for finding a lower-cost insurer should be deleted on the grounds that further efforts to find one had been abandoned as unrealistic. After discussion, the consensus was that it should be kept on the list because some efforts were still underway but that the question should be asked again on a quarterly basis.

The Treasurer moved to approve the \$35,138.88 employee health care proposal for 2025 in Tab 5 of the November 2024 Management Report, despite its exceeding the \$28,619 budgeted for Account 51770 Group Insurance for 2025. The Treasurer explained that: (1) he underbudgeted this expense for 2025, for reasons that he will explain in a newsletter article; but (2) the over-budget package was still in the best interest of the Glen and its employees, as will also be explained in the newsletter article.

11.12.24.02 Motion. Moved to approve the \$35,138.88 employee health care proposal for 2025 in Tab 5 of the November 2024 Management Report. Motion passed unanimously.

The Board discussed late received bids for contracted, proactive maintenance of roofs in Courts 1-4 (not included in the Management Report) . The Treasurer noted severe budget problems, as follows: (1) even the low bid of \$128,390 greatly exceed the approximately \$47,000 allocated for such work in our 2024 Account 65469 Roof Repair budget of \$61,982 (with the remained allocated for unplanned spot repairs); and (2) our 2025 budget allocated no funds for proactive maintenance of roofs in these courts. By consensus, the Board agreed on the following plan proposed by the Treasurer to deal with this situation:

(a) First, REI, the administrator of the roof repair program would be asked to reduce the size of the package by eliminating from the work list any installation of copper strips for the purpose of eliminating roof stains (rather than for under-slate flashing). The Treasurer explained that we now use soft washing to eliminate such stains.

(b) REI would then be asked: (a) to prioritize the remaining work from most to least needed; and (b) to re-bid the project to be restricted to spending not more than \$50,000 on the most important work, with the work taking place in the remainder of 2024 and, if required, on early 2025. The Treasurer explained that, after what should turn-put to be low unplanned spot work during 2024, we should have at least \$50,000 left in Account 65469 Roof Repairs to spend on this program, and that the any 2024-2025 additions to surpluses or deficits from this expenditure would cancel each other.

The Board discussed the next round of painting, which would include Courts 13-16 in 2025. During the discussion, several Board members commented on complaints about how quickly the paint begins to degrade after it has been applied. The On-Site Manager responded that: (1) she and Steve Kolas were planning a walk-through to inspect the condition of the paint and to allow Kolas to answer questions about, and possibly to suggest ways to improve, the durability of the paint; and (2) the walkthrough would be scheduled to allow participation of Board members and interested residents. The Treasurer advised that: (1) part of the recent problem may be due to our postponing the painting of Courts 11-12 for budget reasons; and (2) if there is a problem with paint durability, we should not solve it by swapping the painting of courts out-of-cycle but, rather, by spot painting individual units where the paint has deteriorated to such an extent that they should not be expected to wait until the next cycle to be painted.

The Treasurer noted that management had given him REI's list of the work to be bid, and its quality specifications, for the next round of parking pavement repair/stripping work. (The Treasurer had forwarded this list to the other Board members, but the package was received too late for detailed discussion and inclusion in the Management Report.) Management agreed to devote not more than a week to checking the work list to determine whether it includes everything needed and, in particular, certain projects that REI was previously asked to add to its original list. The consensus was that, after this review, management would instruct REI to proceed with the bidding of the work.

The Treasurer announced that a representative of Morgan Stanley would be appearing at our December 2024 meeting to discuss broadening our reserve investment options beyond laddered CD'S.

Secretary –

The Secretary brought forward the following electronic vote to be ratified tonight:

11.12.24.03 Motion. Moved to ratify the electronic vote to approve the Project Oversight Proposal to bring on a project manager for the upcoming fence replacement initiative. Motion passed unanimously.

At-Large -

The At-Large Member had no additional items for discussion.

COMMITTEE REPORTS:

Pool

Pool Committee Chair Lori Derkay shared a proposal for the President to bring to the December All-Fairlington Presidents meeting to try and share the burden of scheduling lessons with other pools. During the 2024 summer a Glen Resident coordinated lessons for roughly 40 families and we are willing to share how we did this and partner with other pools to help them conduct lessons if they wish to use the resources our resident created.

Landscape

No committee report. The On-Site Manager shared a fall planting proposal that includes work on run-off areas between courts 3 and 4, several plantings and removal of dead trees throughout the Glen and some new plantings on the King Street perimeter.

11.12.24.04 Motion. Moved to approve the fall planting proposal in the amount of \$8,709. Motion passed unanimously.

Court Representatives

No committee report. The President noted committee chair Mike Wells has communicated he plans to step down as court chair coordinator but will continue to serve as a court rep for court 7. Mr. Wells communicated some names of individuals who would be interested in chairing the court reps and the board plans to take that into consideration and make a motion to appoint a new Court Rep Chair in the December 2024 monthly meeting.

Safety

The Vice President communicated that he had been having on-going interactions with Alexandria over a problem with the traffic signal and pedestrian signal at the intersection of Quaker and King Street. Currently the signal is set up in such a way that vehicles turning right from Quaker onto King see a green turn arrow at the same time as pedestrians see a walk sign indicating they can cross King Street. The Vice President reached out via the 311 system and entered a ticket, and that ticket was closed with the Chief of the Traffic Engineering Division agreeing that something needed to be done. The Vice President continues to follow up on this will also send a write up and picture to the Glen Echo Editor to use to create an article to alert Glen Residents of this issue.

Maintenance

No update.

E-Charging

No update.

Fence

The board decided that a good starting date for the Project Manager to begin working on this would be January 1, 2025. The On-Site Manager will share the prior replacement Specifications and information with the new Project Manager so they can begin work in the new year.

MANAGEMENT REPORT:

The On-Site Manager had nothing additional to add to the on-site report.

OLD BUSINESS

It was noted that an organization meeting was not officially held the night of the annual meeting. The board decided that all members will retain their same positions.

NEW BUSINESS

None.

MISCELLANEOUS

None.

EXECUTIVE SESSION

No update.

The board reconvened in regular session at 7:49 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 7:52 p.m.

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

Respectfully submitted,

Jeremy Wiedemann
Vice President