

(draft)

## **FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**

**April 14, 2010 Minutes**

**Held at the Fairlington Community Center**

### **ATTENDEES**

Kathy Clatanoff, President; Ray Alexander, Vice President; Margaret Windus, Treasurer; Jonathan Rolbin, Secretary; Amanda Deringer, At-Large; Terry McGuire (Cardinal Management).

Jeff Hugney of Restoration Engineering, Inc. (REI).

### **CALL TO ORDER**

The meeting was called to order at 7:00 by Kathy Clatanoff.

### **Agenda Item 1: Residents' Forum and Management Report**

No residents were in attendance.

### **Agenda Item 2: Report on Repairing the Winter Storm Damage**

Jeff Hugney of REI provided a report and bid recommendations for repairing damage to roofs, gutters and other building related damage from the winter storm. He also reported on bids for scheduled roof replacements, unrelated to the winter storm. Mr. Hugney left the meeting after the approval of the two contracts mentioned below.

#### **04.14.10.01 MOTION**

**Moved to approve contract with Katchmark Construction, Inc. to repair damage to roofs, gutters and wood trim resulting from the winter storm and to install gutters instead of diverters at previously identified locations unrelated to storm damage. Costs will be based on unit pricing specified in the contract and are estimated to be \$145,620, of which approximately \$15,000 is unrelated to storm damage.**

#### **04.14.10.02 MOTION**

**Moved to approve contract with Katchmark Construction, Inc. for scheduled slate roof replacements to buildings at 3501-3503 S. Stafford; 3524-3532 S. Stafford; and 4216-4218 S. 35<sup>th</sup> Street in the amount of \$182,800.00**  
**Motion passed unanimously.**

### **Agenda Item 3: President's Items**

#### **04.14.10.03 MOTION**

**Moved to approve the minutes of March 9, 2010**  
**Motion passed unanimously.**

#### **04.14.10.04 MOTION**

**Moved to approve the request of the Fairlington Fins Swim Club to use the Glen pool for one week in July, from 3:30 pm-5:30 pm Monday - Thursday, and 6:00 pm - 7:30 pm on Friday**

**Motion passed unanimously.**

**Agenda Item 4: Treasurer's Report**

Margaret Windus discussed snow removal costs for 2009-2010. The Association spent approximately \$41,086.00 for snow removal and labor associated costs. Margaret also discussed the 2009 Audit and Financial Report.

**04.14.10.05 MOTION**

**Moved to approve the 2009 Audit subject to minor edits suggested by the Finance Committee and 2009 Financial Report (attached)**

**Motion passed unanimously.**

**Agenda Item 5: Landscape Report**

Amanda Deringer, Landscape Committee chair, discussed the results from the March 20, 2010 walkthrough. Amanda and Terry McGuire also discussed the current state of the tree repair and removal project with Bartlett. The Landscape Committee will review alternate bids for repair and replacement of trees along the Quaker/King perimeter.

**04.14.10.06 MOTION**

**Moved to approve court landscape improvements resulting from the March 2010 walkthrough to be done by EE in an amount not to exceed \$10,000.00**

**Motion passed unanimously.**

**Agenda Item 6: Management Report**

Terry McGuire discussed the current status of the claim to the insurance company regarding reimbursement for repairs to damage from the winter storm. Terry also discussed the state of the current agreement regarding rodent monitoring and control. The board will hear from other vendors at the next meeting. Terry also presented the contract to repair and replace the parking lot in Court 10.

**04.14.10.07 MOTION**

**Moved to approve contract with Fairfax Excavation & Paving, Inc to repair and replace parking lot in Court 10 in the amount of \$97,879.00**

**Motion passed unanimously.**

**Agenda Item 7: Executive Session**

**04.14.10.08 MOTION**

**Moved that the Board go into closed session to discuss individual homeowner delinquencies and other legal matters**

**Motion carried unanimously.**

**04.14.10.09 MOTION**

**Moved that the Board return to open session**

**Motion carried unanimously.**

**04.14.10.10 MOTION**

**Moved to refer accounts 1030, 2101 and 3005 for 10 day letters**

**Motion carried unanimously**

**04.14.10.11 MOTION**

**Moved to adjourn**

**The motion carried unanimously. The meeting was adjourned at 9:00 pm.**

The next scheduled meeting of the Board is on Tuesday, May 11, 7:00 pm, in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, Secretary