

(draft)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

August 10, 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; and Terry McGuire (Cardinal Management).

Glen Co-owners: Mike Whitfield, Court 10; Susan Hunchar, Court 10; and Chair of the Court Reps, Maynard Dixon, Court 16

CALL TO ORDER

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

Agenda Item 1: Residents' Forum

There was discussion on the status of gutter and roof repair work in the Glen. Repairs are nearing completion and should be finished by the middle of August. Punch list items are due and anything should be brought to the attention of Terry McGuire as soon as possible.

Maynard Dixon raised the issue of visitor parking spaces for the Board's consideration. Among the proposals were (1) Rent the spaces to Glen residents on an annual or semi-annual basis; (2) Enforce stricter use regulations for residents and visitors, (3) Change the marking on the spaces to something more accurate than "Visitor" such as "Unallocated" or "Open" and (4) Do nothing. The Board will further consider this issue at the next meeting following the September community forum at the pool on September 7.

Mike Whitfield and Susan Hunchar also discussed some issues involving an unpaved walkway between Court 10 and other common areas. The Landscape Committee will examine the area during the fall walkthrough and consider possible modifications.

Agenda Item 2: Report on Insurance Claim

Terry McGuire reported on the progress made towards resolution of the claim with Travelers for winter storm damage. Board Member Jonathan Rolbin recommended that the Board consider taking a more aggressive approach with regard to the insurance claim against Travelers and also with regard to any future renewals of our policy. The Board will consider these following further discussions with Travelers later this month.

A separate insurance claim will be submitted for damage from the recent wind storm.

Agenda Item 3: President's Items

08.10.10.01 MOTION

Moved to approve the minutes of July 13, 2010

Motion passed unanimously.

President Kathy Clatanoff discussed the damage from the recent wind storm. On behalf of the Board she wanted to express gratitude to Terry McGuire and employees Nelson and Maria who were all immediately on the scene and provided excellent guidance and assistance. In addition, the Board recognized that co-owners were also instrumental in assisting, and wished to thank especially Dave Sherman for his dedication and assistance. Also, the three Glen lifeguards also did an excellent job cleaning the pool so that it was open and ready for swimming the day after the wind storm.

Kathy also recommended that the Board send a letter of gratitude to Arlington County for their immediate attention and assistance clearing the Glen streets following the wind storm and subsequent repair of damaged trees and limbs. The Board agreed.

Kathy raised the issue of the repaving of the parking lot for Court 10. That project remains delayed pending completion of the plan approval process with Arlington County. The Glen has obtained 4 of 7 necessary approvals.

Board member Jonathan Rolbin raised a privacy concern, as both Board members and Court representatives home address, email and phone number are made publically available to anyone by being posted on the internet in various Glen publications. The Board agreed to reach out to the individuals and if requested to do so, will redact addresses from any materials posted on the internet.

Agenda Item 4: Treasurer's Report

Treasurer Margaret Windus introduced the proposed 2011 budget. She advised the Board of the reserve projections over the next 20 years, and discussed the pathway for the Glen to continue to operate in a sound fiscal manner as it has done so for several years.

Margaret also announced that co-owners with questions about the budget could raise them at the community forum set for September 7, at 7:30pm at the pool.

Mike Whitfield also raised the idea of borrowing money now to fund projects currently budgeted for several years down the road, because of low interest rates and low cost labor. The Finance Committee has recommended against such action, but the Board will give this further consideration following the September community forum.

08.10.10.02 MOTION

Moved to approve the proposed 2011 budget for publication
Motion passed unanimously.

Agenda Item 5: Landscape

Landscape chair Amanda Deringer announced that the fall walk thru will be on August 28 at 8:00 a.m. They will meet at the Stafford/36th St circle and walk through all 16 courts. If co-owners have any specific requests, email them to glenlandscaping@gmail.com by August 27.

The Landscape Committee will move forward in the fall with plantings along the King Street perimeter, and then along Quaker Lane perimeter where trees were lost from the winter storm.

08.10.10.03 MOTION

Moved to approve painting contract for Courts 5-8 in an amount not to exceed \$40,000.00.

Motion passed unanimously.

Agenda Item 6: Executive Session

08.10.10.04 MOTION

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

Motion carried unanimously.

08.10.10.05 MOTION

Moved that the Board return to open session

Motion carried unanimously.

08.10.10.06 MOTION

Moved to refer account 1030 to counsel for collection and to re-instate collection for account 2013.

Motion carried unanimously.

08.10.10.07 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, September 14, 7:00 pm, in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, Secretary