

(draft)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

January 12, 2010 Minutes

Held at Fairlington Community Center

ATTENDEES

Kathy Clatanoff, President; Ray Alexander, Vice President; Margaret Windus, Treasurer; Amanda Deringer, At-Large; Terry McGuire (Cardinal Management); Blake Giddens, Restoration Engineering, Inc. Absent: Jonathan Rolbin.

Glen Co-owners: Maynard Dixon, Court 16; Bill Worsley, Court 16.

CALL TO ORDER

The meeting was called to order at 7:02 pm by Kathy Clatanoff, President.

Agenda Item 1: Residents' Forum

Maynard Dixon, CRG Chair, noted that the CRG will meet on Tuesday, January 19.

Agenda Item 2: Report from REI and Replacement Reserves

Blake Giddens, civil engineering consultant from Restoration Engineering, Inc. (REI), presented three reports prepared for the Glen—(a) a reassessment and reordering of the roof replacement schedule (b) gutters recommended for installation over entrances where roof diverters are missing or not functioning correctly, and (c) a plan to replace the parking lot, storm sewer, and related sidewalks in Court 10.

The Board asked REI to secure up to three bids for work on the roofs listed for potential replacing in 2010—3524-3532 S. Stafford St., 3501-3503 S. Stafford St., and 4216-4218 S. 35th St, using the Glen's existing specifications, as well as gutters over selected entrances. The Board also asked REI to prepare engineering specifications and secure up to three bids for the potential Court 10 restoration effort.

Margaret Windus distributed a revised schedule of projected replacement reserve expenditures through 2019 incorporating the updated roof schedule from REI. We may be able to complete replacement of the remaining asbestos and Bangor slate roofs by 2017. She reviewed the current status of reserves, noted that the 2009 budget will end with a surplus, and said that the Finance Committee (which meets on February 2) would work with our auditors on the 2009 audit.

Agenda Item 3: President's Items

1.12.10.01 MOTION

Moved to approve the minutes of December 8, 2009.

Motion carried unanimously.

Kathy Clatanoff praised the efforts of all involved in the Blizzard of 2009—especially our on-site staff, Nelson Ordoñez and María Castro. Damaged gutters are being repaired by L.Engelking, Inc. and our on-site staff. Because of the emergency nature of the electrical outages in Court 3 carriage lights, Cardinal had already approved that work.

1.12.10.02 MOTION

Moved to confirm approval of the proposal from Power Systems Electric to complete electrical repairs in Court 3 in the amount of \$2,030 in addition to the \$362 already completed.

Motion carried unanimously.

1.12.10.03 MOTION

Moved to confirm approval of a variance for kitchen renovation at 4176 S. 36th St.

Motion carried unanimously.

The Board agreed to hold a strategic planning dinner at 6:45 pm at the President's house, 4172 S. 36th St., in lieu of the normal February 9 meeting.

After discussion of the benefits and costs of using ice melt or sand, the Board decided to continue using ice melt (typically calcium chloride) rather than sand because of its greater effectiveness in safety for residents and guests, even at some cost to landscaping and animal paws.

After discussion of the possibility of replacing the chain link fence at King Street with a wooden fence, the Board concluded that a fence would not be effective in reducing street noise. Plantings to replace dying Leyland cypress trees would be more effective both as a noise and a visual barrier. The Landscape Committee will examine planting options, with input from perimeter residents.

Agenda Item 4: Treasurer's Report

See agenda item 1.

Agenda Item 5: Landscape Report

Amanda Deringer, Landscape Committee chair, noted the upcoming February 11 meeting of the Landscape Committee. Items for discussion at that meeting include a spring walk-through, removal of the mulberry tree in Ct. 12, storm damage, rejuvenation pruning, and perimeter plantings to replace Leyland cypress.

Agenda Item 6: Management Report

The owner of 3523B S. Stafford St. has agreed to the Board's offer to allow a fence outcropping at the corner of his patio to accommodate the large tree trunk now impinging on the fence. The owner will reimburse the Glen for the \$790 cost.

Terry McGuire distributed a status report on patio trees and nearby Glen trees identified last summer as in need of trimming or removal. Many trees have been taken care of. Those that have not will receive a reminder letter, with action to be taken by the Glen if necessary and charged to the co-owners.

The Board discussed the relatively late arrival of coupon books (mailed December 28) and agreed to take this into consideration for late January assessments.

Agenda Item 7: Executive Session

1.12.10.04 MOTION

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

Motion carried unanimously.

1.12.10.05 MOTION

Moved that the Board return to open session.

Motion carried unanimously.

1.12.10.06 MOTION

Moved to place an additional lien on the property of account 2013.

Motion carried unanimously.

1.12.10.07 MOTION

Moved to adjourn.

Motion carried unanimously. The meeting was adjourned at 8:45 pm.

In lieu of the normal monthly meeting on February 9, the Board will hold a strategic planning dinner meeting at the President's house, 4172 S. 36th St., at 6:45 pm.

Respectfully submitted,

Margaret Windus, Acting Secretary

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