

(draft)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

July 13, 2010 Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Glen Co-owners: Mike Whitfield, Court 10

Steve Dickerson and Theresa Melson of USI Insurance Services

CALL TO ORDER

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

Agenda Item 1: Report on Insurance Claim

Steve Dickerson and Theresa Melson of USI Insurance Services discussed our pending claim for storm related damage rates as well as policy options and rates for the next year/.

Travelers agreed to pay for storm related damage to gutters, downspouts and landscaping. USI and Cardinal were going to meet with Travelers claims adjusters the following day, July 14, and finalize the amount Travelers will agree to pay for these damages.

For the next year, the Association's renewal policy premium will decrease by \$132.

Agenda Item 2: Residents' Forum

Mike Whitfield was in attendance and participated in the meeting

Agenda Item 3: President's Items

07.13.10.01 MOTION

Moved to approve the minutes of June 9, 2010

Motion passed unanimously.

07.13.10.02 MOTION

Moved to approve the variance request of Abraham Wise to remove his kitchen door and replace with a window, and install French doors in his dining room. The variance has been recommended by Greg Lukmire.

Motion passed unanimously.

07.13.10.03 MOTION

Moved to approve, subject to verification that such improvements have been approved before, the variance request of Greg Lukmire to put in two skylights in the rear facing portion of the roof and install a casement window in his attic.

Motion passed unanimously.

The Board considered the analysis of the tennis courts and paddle ball courts recently submitted by Will Smith. Information in the analysis will be used in projecting 2011 reserve expenditures.

Agenda Item 4: Treasurer's Report

Mike Whitfield and Treasurer Margaret Windus discussed with the Board consideration of adopting a "new owner fee" to be assessed on new purchasers of condominiums and units in the Glen. President Kathy Clatinoff agreed to discuss the issue further with other Fairlington Association Board Presidents.

07.13.10.04 MOTION

Moved to approve \$3500.00 for shade awning for the baby pool as proposed by Sunguard Installations and recommended by the Pool Committee
Motion passed unanimously.

Agenda Item 5: Landscape

The Board discussed the need for co-owners who wish to install lights and/or place statues or other fixtures in the front area of their home to seek a variance before doing so.

Jonathan Rolbin proposed revising the Landscape budget into two funds, Split the landscape budget into two funds, 1) General and 2) Court Specific. The General Fund would be used to pay contract maintenance work, Glen wide landscaping (pool, non-court common areas, perimeter, etc.) and emergencies. The Court Specific Fund would be used to repair and/or replace trees, shrubs, etc. within each Court.

The Court specific fund would be allocated equally among the Courts for court specific landscaping, and which proposed use must be submitted to the landscape committee in writing and approved by the committee before funds are allocated and work is performed.

To incentivize participation in the landscape committee, each court would select a court representative to the landscape committee. This rep would be responsible for submitting court co-owner requests to the landscape committee, communicating to the Court co-owners about landscape issues and attending quarterly meetings of the landscape committee. This rep would also attend quarterly meetings of the landscape committee. Courts with a rep in attendance at all quarterly meetings would then receive additional funds for court specific landscaping.

The Board agreed to refer the matter to the landscape committee and discuss this issue further as we move towards fall season.

Agenda Item 6: Executive Session

Terry McGuire reported that the plans for the parking lot in Court 10 have been approved by 4 of 7 reviewers at Arlington County.

07.13.10.05 MOTION

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

Motion carried unanimously.

07.13.10.06 MOTION

Moved that the Board return to open session

Motion carried unanimously.

07.13.10.07 MOTION

Moved to refer account 1030 to collection and to have counsel approve a final payment arrangement for account 2013

Motion carried unanimously.

07.13.10.08 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, August 10, 7:00 pm, in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, Secretary