

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

June 4, 2009 Minutes

Held at Fairlington Community Center

ATTENDEES

Robert Patrician, President; Margaret Windus, Treasurer; Kathy Clatanoff, Secretary; Jasper Thomson (At-Large); Terry McGuire (Cardinal Management). John Fuller, Vice President, was not present.

Glen Co-owners: Maynard Dixon, Court 16; Tevis Smith, Court 10

CALL TO ORDER

The meeting was called to order at 7:40 by Bob Patrician.

Agenda Item 1: RESIDENTS' FORUM

Maynard plans to hold a meeting of Court Reps later in the month, and will ask for updates to the emergency contact in the August Glen Echo.

Tevis expressed his thanks for the attention Nelson and Maria paid to his gutters during our recent monsoon rains. His basement remained dry throughout.

Agenda Items 2: SECRETARY'S ITEMS

6.04.09.01 MOTION

Moved to approve the minutes of May 7, 2009 as amended. (Amendment was the addition of one page of information on the history of the budget amendment process.)

Motion passed unanimously.

EE completed the landscaping work at the pool in time for our opening on May 23. Initial feedback from Glen residents has been very positive. Each of the beds or areas of sod has been "adopted" by a resident who will water as needed for the next several months. A list of these volunteers is posted on the pool bulletin board and will be published in the June GLEN ECHO.

Agenda Item 3: PRESIDENT'S ITEMS

Bob Patrician expressed his pleasure at the fine job done by the pool complex renovation contractor, Johnson Building Corp. Inc., by our architects at Q-DESIGN PLC, and by the task group led by Dave Sherman (also including Alan Bow and Paula Mathews) who worked closely with our contractors. It is remarkable that such a complex project renovating an old building and incorporating new structures was completed on time and within a reasonable budget for the work done. It will serve the Glen well for many years and has received plaudits from many residents. A thank you to Dave and others will appear in the June GLEN ECHO.

The agreement with Comcast has now been signed by both parties and we have received a check from Comcast. We are especially interested in implementation of the installation guidelines, including rectifying past problems. Bob Patrician has asked Comcast for a contact person for this effort.

Electric cars appear to be on the horizon, and we should consider what alternatives, if any, exist for safely recharging car batteries within the Glen. In particular, this question could impact decisions on resurfacing our parking lots. We will ask for a volunteer to help us think through this issue.

An updated 2009 planning calendar was reviewed. See Treasurer's item below.

Agenda Item 4: TREASURER'S ITEMS

On behalf of the Board, Margaret Windus thanked the Committee on Voting Procedures for its work. She then presented a modified schedule for preparation of the 2010 budget, incorporating recommendations of the Committee. Most key dates remain the same, but the call for budget amendments has been moved up so that all amendments will be received before a proxy is distributed. There will, therefore, be only one proxy form.

Agenda Item 5: VARIANCE ISSUES

6.04.09.02 MOTION

Moved to confirm a variance request granted to 3513B S. Stafford St. for installation of radon venting fan in basement with white "downspout" on the rear exterior of the building. Motion passed unanimously.

6.04.09.03 MOTION

Moved to approve a variance request from 3580 S. 35th St. to attach a hose holder to the front of a building.

Motion approved unanimously.

Bob Patrician will ask Greg Lukmire to propose standards for a blanket variance permitting hose holders which can be publicized and added to the Handbook.

A request about hot tubs was addressed. A non-approved patio hot tub was removed in earlier years. The Board affirmed that decision, and asked that the Handbook include a statement that hot tubs in patios are not allowed.

6.04.09.04 MOTION

Moved to affirm prohibition of hot tubs.

Motion passed unanimously.

An informal request about replacement front doors was addressed. It was agreed that if a replacement door matches the original wood door (and a neighbor's door if applicable) in style and color, it can be of substitute material such as fiberglass. This will also be published as a blanket variance. Margaret will ask Alison to publicize these decisions.

Agenda Item 6: MANAGEMENT REPORT

Terry McGuire reported that the concrete contract is still on hold.

The experience of another association with e-voting was extremely positive, resulting in wider participation at approximately the same cost. We will ask for a proposal for the Glen.

6.04.09.05 MOTION

Moved that the Board go into closed session to discuss personnel matters and consider the personal liability of unit owners to the unit owners' association, consistent with Sec. 55-79-75C of the Condominium Act of Virginia.

Motion carried unanimously.

6.04.09.06 MOTION

Moved that the Board return to open session.

Motion carried unanimously.

6.04.09.07 MOTION

Moved to send 10-day demand letters to accounts 2059 and 2101.

Motion carried unanimously.

6.04.09.08 MOTION

Moved to adjourn.

The motion carried unanimously. The meeting was adjourned at 9:20 pm.

The next scheduled meeting of the Board is July 6, FCC Room 103, at 7:30 pm (Note that this is not the regularly scheduled day).

Respectfully Submitted,
Kathy Clatanoff, Secretary

**FAIRLINGTON GLEN
BOARD OF DIRECTORS
June 4, 2009
7:30 pm
FCC—3308 S. Stafford St.**

- 1. Residents' Forum**
- 2. Secretary's Items (Kathy Clatanoff)**
Minutes 5 7 09.doc
Pool Landscaping.doc
- 3. President's Items (Bob Patrician)**
Message from the President June 2009.doc
Comcast Agreement.doc and Comcast Service Agreement.pdf
Electric Cars and the Glen.doc
Calendar, 2009 Planning.doc
- 4. Treasurer's Items (Margaret Windus)**
2010 Budget and Election Schedule.doc
Annual Meeting Policy Resolution No. 09-1.doc
Changes to Handbook 2008 Budget Text.doc
2010 Budget and Annual Meeting Planning Glen Echo.doc
- 5. Variance Issues (Bob Patrician)**
Radon Confirmation
Hose Holders
Hot Tubs
- 6. Management Report (Terry McGuire)**
Action List 6.1.09