

(APPROVED)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

May 11, 2010 Minutes

Held at the Fairlington Community Center

ATTENDEES

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

Glen Co-owners: Court Rep Maynard Dixon, Court 16 and Jocelyne Corderot, resident Court 1.

CALL TO ORDER

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

Agenda Item 1: Residents' Forum

During the residents' forum, the Board was informed of problems with mice in Court One. The Board was very concerned about this problem both in Court One and throughout the Glen.

As scheduled, the Board reviewed proposals from several companies for rodent control and approved a contract with Wards (noted below). The Board also discussed other measures needed to discourage rodents, such as elimination of bird feeders from common areas and reminding residents to refrain from placing garbage outside overnight. The Board will send letters to homeowners with bird feeders in common areas requiring removal. The Board also asked Court Representative Maynard Dixon to reach out to each court representative and remind co-owners to be more vigilant about garbage collection.

05.11.10.01 MOTION

Moved to approve contract with Wards Pest Control in the amount of \$567.00 to place 63 stations throughout the Glen, and \$235.00 per month for maintenance. Motion passed unanimously.

Agenda Item 2: President's Items

05.11.10.02 MOTION

Moved to approve the minutes of April 13, 2010. Motion passed unanimously.

Agenda Item 3: Pending Issues

There was discussion on tree work in the Glen resulting from the winter storm damage. Bartlett has completed work on the interior portion of the Glen, and attention will now be to the perimeter work along Quaker Lane and King Street by Sav-A-Tree.

The Board also discussed Fence Repair both in front of Court 4 and along the perimeter of Quaker Lane and King Street.

There was discussion on the pavement project in Court 10. The project has been delayed temporarily while appropriate permits and approvals are obtained from Arlington County.

Katchmark started work on gutter repair from the winter storm. They started with Court 16, and will continue working the interior courts (9-15) of the Glen and then turn to exterior courts (1-8). Residents with work needed on the rear of their units are reminded to unlock their gates.

05.11.10.03 MOTION

Moved to approve contract with Sav-A-Tree for storm related damage along the perimeter of Quaker Lane and King Street in the amount of \$16,800.00.

Motion passed unanimously.

05.11.10.04 MOTION

Moved to approve contract with Expert Fence for repair along King Street and Quaker Lane perimeters in the amount of \$2850.00.

Motion passed unanimously.

05.11.10.05 MOTION

Moved to approve contract with Expert Fence for replacement of the white fence in front of Court 4 in the amount of \$4024.60.

Motion passed unanimously.

05.11.10.06 MOTION

Moved to approve contract with Environmental Enhancements for sewer inlet cap repair between courts 2 and 3 in the amount of \$ (NEED AMOUNT OF CONTRACT)

Motion passed unanimously.

Agenda Item 4: Treasurer's Report

There was no report given Margaret's absence. The Board wishes her a speedy recovery and looks forward to her return.

Agenda Item 5: Landscape Report

Amanda Deringer, Landscape Committee chair, noted that approved work following the walk through has started.

The Board also discussed the increased costs for snow removal and landscape repairs resulting from the winter storm. However, the Board concluded that it did not want to decrease budget for landscaping. If necessary the Board will use contingency reserves to pay for the storm related landscape damage and snow removal costs.

Agenda Item 6: Executive Session

05.11.10.07 MOTION

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

Motion carried unanimously.

05.11.10.08 MOTION

Moved that the Board return to open session.

Motion carried unanimously.

05.11.10.09 MOTION

Moved to refer accounts 2101, 3078 and 3124 to counsel for further legal action.

Motion carried unanimously

05.11.10.10 MOTION

Moved to adjourn.

The motion carried unanimously. The meeting was adjourned at 9:30 pm.

The next scheduled meeting of the Board is on Tuesday, June 8, 7:00 pm, in the Fairlington Community Center.

Respectfully Submitted,

Jonathan Rolbin, Secretary