

(draft)

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
November 9, 2010 Board Minutes
Held at the Fairlington Community Center

ATTENDEES

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

Glen Co-Owners: Maynard Dixon, Court 16.

CALL TO ORDER

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

Agenda Item 1: Residents' Forum

Maynard Dixon, Chair of the Court Representatives Group (CRG), stated that the CRG would meet next week. One of the topics they will discuss is parking. Kathy Clatanoff then reviewed what the Board had agreed to at its October meeting, which was that all spaces should be numbered (as they are now) and say "Reserved", with something to mark those that are unassigned. Maynard suggested adding a hyphen and "U" after the space number, which was agreed to. Kathy also referred Maynard to an article just published in a CAI (Community Associations Institute) publication that said parking spaces should not be rented absent express authorization in association documents.

Agenda Item 2: President's Items

11.9.10.01 MOTION

Moved to approve the minutes of October 12, 2010
Motion passed unanimously.

Agenda Item 3: Pending Issues

Kathy Clatanoff noted the options proposed by Environmental Enhancements for turf improvement over the next few years and the 2011 associated pricing. After discussion, the Board agreed to adopt the "full traditional program" option, which is the approach used in Fairlington Mews. It will begin eliminating the weed population while feeding the existing turfgrass. The fertilizer used is a urea-based product with 65% of the nitrogen from slow release sources, thereby minimizing runoff. Weed controls under this program are the least

toxic products that still deliver the desired results. Reentry interval after application is typically 2 to 4 hours. Corn gluten, which we used this year, affects only young weeds and those yet to germinate; it does not treat existing established weeds. As improvement occurs under the option selected, we can increase the use of organic products.

While appreciating the views of a number of residents against the use of herbicides, the Board has also had numerous complaints from residents about the poor condition of the turf. A wide range of views had been expressed both at the Community Forum in early September and at the October Board meeting where Environmental Enhancements presented turf management options.

11.9.10.2 MOTION

Moved to adopt the “full traditional program” option and ask Environmental Enhancements to incorporate this option in their proposal for 2011 and successive years.

Motion adopted unanimously. [Note: Kathy Clatanoff had interacted with the two absent Board members, who, though not eligible to vote, supported the full traditional program.]

The annual meeting is on Wednesday, November 10. Board members and Terry McGuire discussed plans for that meeting. We have met the quorum requirement of 25% with electronic votes, which will be supplemented by additional voting at the meeting.

Agenda Item 4: Treasurer’s Report

Margaret Windus distributed a handout for the annual meeting, providing 2011 budget highlights, showing the Glen’s reserve expenditures over the past 5 years, and comparing reserve contributions and assessments across Fairlington villages. Status of the 2010 budget will be clearer after insurance claims are resolved.

Agenda Item 5: Management Report

Terry McGuire reported on the following items:

- Painting is underway in Courts 5-8.
- Court 10 storm sewer work will begin on Monday, November 15.
- Court sealing and striping, agreed to at the October meeting, is delayed because of lack of response from the contractor.
- Roof repair work is 98% complete; a punch list will soon be compiled.

Agenda Item 6: Executive Session

11.9.10.03 MOTION

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

Motion passed unanimously.

11.9.10.04 MOTION

Moved that the Board return to open session
Motion passed unanimously.

11.9.10.05 MOTION

Moved to refer account 5016 to counsel for legal action and to request counsel to diligently pursue action on account 2013 previously referred.
Motion passed unanimously.

11.9.10.06 MOTION

Moved to adjourn
Motion passed unanimously.

The meeting was adjourned at 8:30 pm.

The next scheduled meeting of the Board is on Tuesday, December 14, 7:00 pm, in the Fairlington Community Center.

Respectfully submitted,

Margaret Windus, Acting Secretary