

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS  
ANNUAL MEETING MINUTES  
Held at Fairlington Community Center  
November 10, 2010

ATTENDEES

Kathy Clatanoff (President); Margaret Windus (Treasurer); Jonathan Rolbin (Secretary); Amanda Deringer, (At Large); Terry McGuire (Cardinal Management); approximately 20 Glen Co-owners and interested parties. Absent: Ray Alexander (Vice President)

CALL TO ORDER AND INTRODUCTION OF THE BOARD

Kathy Clatanoff, President, called the meeting to order at 7:30 pm. It was established that a quorum, defined as at least 25%, was present by proxy and in person. The Board was introduced.

APPOINTMENT OF PARLIAMENTARIAN

Bob Patrician was introduced to the room and appointed parliamentarian. Kathy Clatanoff explained the rules of the meeting. At her suggestion, the Council waived the rules until such time as the President determines them to be necessary.

PROOF OF NOTICE OF MEETING

Kathy Clatanoff reported that the notice of the annual meeting of the Fairlington Glen Council of Co-Owners was mailed to all owners of record in accordance with the Virginia Condominium Act.

SELECTION OF INSPECTORS OF THE ELECTION

Bud Clatanoff and Maynard Dixon were appointed inspectors of the election.

PRESIDENT'S REPORT

Kathy Clatanoff reported on the year's progress. The most significant events were the damage sustained as a result of the winter storm. Kathy reported that we incurred approximately \$40,000 in snow removal costs, \$90,000 in landscape repairs and \$145,000 in structural repairs. We have completed approximately 95% of the repairs to the buildings and plan completion in early 2011.

2010 BUDGET PRESENTATION

Margaret Windus, Treasurer, thanked the member so the finance committee for their work in putting the budget together. She then presented the Board's proposed budget for 2011, with a condo fee increase of 2.9%. The long term plan to fund our reserves is on target, and we hope to reach our goal within the next few years.

PRESENTATION OF BOARD CANDIDATES

The Secretary introduced one candidate for the one open position on the Board: Jonathan Rolbin.

## VOTE ON 2011 BUDGET, CANDIDATES, and 2009 MINUTES

The ballots were collected and the Inspectors of the Election retired to the corridor to count the ballots.

### COMMITTEE REPORTS

Court Representatives Group: Maynard Dixon, Chair

Mr. Dixon stated that the CRG concentrated on inspecting our courts and reporting on problems in them. Their main project for the year was to prepare a report to the Board on actions that the Glen could take to deal with unassigned parking spaces. CRG considered 3 options: (1) a proposal that would amend the Handbook to regulate the equitable use of such spaces; (2) a proposal to rent the spaces to Glen residents; and (3) doing nothing. CRG did not vote on and recommend any of these options to the Board but left it to the Board to determine what to do in this area. CRG summarized its proposals in a report to the Board dated August 1, 2010.

Landscaping: Amanda Deringer, Chair

Amanda Deringer reported that the landscaping committee worked hard to review, assess and respond to the damage from the winter storm. The Committee continues to work well with Environmental Enhancements during 2010 and looks forward to a continued good working relationship with them in 2011. The committee welcomes any interested persons to join.

Security: Dean Montanye, Chair

Dean Montanye reported that for the year Fairlington continued to be free from serious crime and remains a very safe place for co-owners. There were no burglaries reported or assaults/batteries, and no violent crimes. Only a handful of reports were made for break-ins to cars and/or car theft. There was one reported robbery of a pedestrian walking late at night who had her purse stolen.

Variance: Greg Lukmire, Chair

Tennis: Will Smith, Chair

Basketball: Pat Murray, Chair

Maintenance: Bob Wilson, Chair

Pool: Paula Smith, Chair

No Report

### OLD BUSINESS

No Old Business

### NEW BUSINESS

Kathy Clatanoff introduced the new landscaping plan the Board adopted as follows:

It is clear to the Board that a large number of residents remain very unhappy with the condition of our turf and expect the Board to take some action to improve it. At our meeting this week, the Board chose to make some changes to our existing turf care program. Our present program attempted to eliminate the weed population using only

biologic/organic products. It is our belief that this approach has been both ineffective and costly. The Board gave this issue much thought, and in consultation with Environmental Enhancements (EE) we considered several alternative programs for improving the turf throughout Fairlington Glen. The Board unanimously chose a program that both the Board and EE believe will best accomplish this. While it will re-introduce some non-biologic herbicides and fertilizers in 2011, it is combined with a comprehensive and well-monitored program of soil enhancement and overseeding. We expect that as turf conditions improve and weeds are eliminated we may be able to reduce the use of non-biologic products, and gradually shift to a more organic program over the following several years. We remain committed to using the very least toxic products available which will deliver the results we desire.

We realize this program will not please everyone, but we determined that it is the program which will best meet the needs of Fairlington Glen, balancing the diverse views of our residents with our responsibility to maintain the property.

Regina Smith, Will Smith and Dale May voiced their concerns over the landscaping plan being implemented for 2011.

#### VOTE ON 2011 BUDGET, CANDIDATES, and 2009 MINUTES

Kathy Clatanoff announced the results of the vote for Board of Directors, approval of minutes, and 2010 budget. Jonathan Rolbin was elected to the Board by a vote of 38.2% of voting interest (95% of the votes cast).

The budget was approved with 38.2% of voting interest (95% of votes cast).

The minutes of the 2009 Annual Meeting were approved with 37.4% of voting interest (92% of votes cast).

The meeting was adjourned at 8:40 pm.

Respectfully submitted,  
Jonathan Rolbin  
Secretary