

FINAL

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
October 3, 2018**

Directors Present:

Terry Placek	President and At-Large Director (via telephone)
Melanie Alvord	Vice President and Ward VI Director
Andi Dies	Secretary and Ward IV Director
Harry Reem	Treasurer and Ward III Director
Philip Brown	Ward V Director
Edward Stollof	Ward II Director
Larry Straub	At-Large Director
One Vacant	

Also Present:

Gregory B. Roby	General Manager
Miguel Galvez	Facilities Manager
Erin Moran	Office Manager
Dave Bush	Recording Secretary

I. Residents' Comments

Jim Hurysz, a resident at 2863 S. Abingdon Street, came before the Board to voice opinions or present information on a number of topics, including: (1) a fallen tree branch on Abingdon Street needs to be removed; (2) made a request to receive a report concerning all expenses associated with the new trash disposal systems including the cost of trapping raccoons, (3) reported the Arlington County Board recently approved a trial allowing scooters as vehicles on county streets – he felt this was dangerous and Fairlington Villages should not allow these on private property; (4) reported that Abingdon Elementary School is now at capacity; (5) real rstate taxes will be going up due to County financed improvements.

Tamara Durand, the homeowner residing at 3003 S. Buchanan Street, came before the Board to request the parking lot between 30th and 31st Streets be restriped with larger spaces given the fact that vehicles are now larger then when the lots were first laid out in the 1970's. She reported the spaces are now too small to accommodate larger family vehicles easily and there are concerns about damage when vehicles are parked too close to each other. She noted that since the lot is to be resurfaced this fall, that two spaces could be removed and the lot redesigned with striping for larger spaces.

Directors Brown and Straub recommended the Board undertake a study of vehicle parking spaces which will allow for enhanced individual parking spaces in Association lots.

II. Call to Order

At 7:13 p.m. Vice President Alvord called the regular agenda to order.

III. Establishment of Quorum

Vice President Alvord noted the presence of a quorum with seven members present in person or by telephone; President Placek reported that At-Large Director Anne Wasowski had emailed her to say she would not be in attendance due to a family emergency.

IV. Approval of Minutes – September 12, 2018 Regular Meeting

Ms. Placek moved the minutes of the September 12, 2018 regular meeting of the Board of Directors be approved. Seconded by Mr. Stolof and passed (7-0-0).

V. Old Business

A. Variance Request – 3093 S. Abingdon Street - Remove a Load-Bearing Wall Between the Kitchen and the Dining Room

Mr. Brown moved the Board approve the July 29, 2018 variance request from the homeowner at 3093 S. Abingdon Street, to remove a load-bearing wall between the kitchen and the dining room and grandfather the removal of a non load-bearing wall between the kitchen and the dining room in the unit. Seconded by Mr. Straub and passed (7-0-0).

Mr. Brown reminded Members that this matter came before the Board at the September meeting and was tabled until the applicant could provide information on the grandfathering of removal of a non load-bearing wall and an engineer's letter that this was not a load-bearing wall. He reported the applicant has supplied the requested information.

VI. New Business

A. Variance Request – 3058 S. Abingdon Street, C-2 - Remove a Portion of a Load-Bearing Wall Between the Kitchen and the Dining Room

Ms. Placek moved that the Board approve the September 10, 2018 variance request from the homeowner at 3058 S. Abingdon Street, C-2 to remove a portion of a non load-bearing wall between the kitchen and the dining room in the unit. Seconded by Mr. Straub and passed (7-0-0).

Mr. Brown reported the Architectural Control Committee recommended the Board approve the variance.

Anne Link, one of the homeowners residing at 3058 S. Abingdon Street, came before the Board to review the application and answer questions

[By unanimous consent the Board agreed to take Item G. South Abingdon Street Erosion Project out of order on the agenda to allow Grounds Committee Chair Dave Rose to join with the Board to discuss this matter.]

G. South Abingdon Street Erosion Project

Mr. Reem moved the Board approve OPTION B on the Lancaster Landscapes proposal at a cost of \$5,025.00. Seconded by Mr. Brown and passed (7-0-0).

To be charged to Operating Account 6145 - Grounds Improvements

Grounds Committee Chair Dave Rose reported that this matter has been of concern for some time and recommended the Board approve the resolution so work can proceed.

[The Board returned to the regular Order of Business beginning at Item B. Variance Request – 4865-B S. 28th Street – Remove a Load-Bearing Pillar]

B. Variance Request – 4865-B S. 28th Street – Remove a Load-Bearing Pillar

Mr. Straub moved the Board approve the August 30, 2018 variance request from the homeowner at 4865-B S. 28th Street to remove a load-bearing pillar in the dining room and add a header beam in the unit. Seconded by Mr. Reem and passed (7-0-0).

Mr. Brown reported the Architectural Control Committee recommended the Board approve the variance.

C. Request for Disabled Parking Space – 2968 S. Columbus Street, C-1

Ms. Placek moved that the Board approve Management's action of installing one disabled parking space in parking lot #21 and approve the request from the homeowner for the period of September 18, 2018 – April 30, 2019, upon receipt of a copy of the permanent placard. Seconded by Mr. Reem and passed (7-0-0).

D. Pool Contract

Ms. Placek moved the Board approve the proposal for pool management from Premier Aquatics at the following costs: 2019 Season - \$135,995.00; 2020 Season - \$145,500.00; 2021 Season - \$138,700.00. Seconded by Mr. Reem and passed (7-0-0).

To be charged to Operating Account 6438 – Pool Contract

E. Parking Lot Renovations

Mr. Reem moved the Board approve the proposal for paving from Pro-Pave and concrete work from Edge Concrete on parking lots #23 (2800-2854 S. Columbus Street) and #33 (4869-4885 S. 28th Street at the following costs: Concrete - \$125,383.75; Paving - \$49,004.00; Contingency \$17,887.75. Total Project Price \$191,887.75. Seconded by Ms. Placek and passed (7-0-0).

To be charged to Reserve Account 3700- Reserves/Parking Lots

Earlier in the meeting the Board heard from a homeowner who requested that the Board undertake a study of current parking space width with a possible redesign of parking lots in mind. President Placek appointed Ward V Director Brown and At-large Director Straub as co-chairs of an ad Hoc working group to review parking lots spaces and striping variations, research Arlington County and City of Alexandria standards and provide recommendations to the Board of Directors.”

It was agreed President Placek and General Manager Roby will formulate questions concerning parking spaces to be sent in a survey to owners prior to the Annual Meeting and when the data from the survey is analyzed, to narrow the working scope to individual lots as required.

F. Wards I and II Trash Enclosure Landscaping

Ms. Placek moved the Board approve the Lancaster Landscapes proposal for Wards I and II trash enclosure landscaping at a cost of \$34,563.00. Seconded by Mr. Reem and passed (7-0-0.)

To be charged to Reserve Account # 3700 – Reserves – Trash Enclosures

H. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan

Mr. Reem moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of September 25,2017, through September 28, 2018 (pay periods in FY2018). Seconded by Mr. Brown and passed (7-0-0).

I. Transfer of FY2018 Excess Assessments to FY2019

Mr. Reem moved the Board authorize any excess of membership assessments over membership expenses for the fiscal year ending September 30, 2018, be applied against number assessments for fiscal year 2019, commencing October 1, 2018, as provided by Revenue Ruling 70-604. Seconded by Ms. Placek and passed (7-0-0).

VII. Reports

President: President Placek reminded Board Members there will be a 75th Anniversary Reception held at the Fairlington Villages Community Center on Saturday, October 20th from 5:00 p.m. to 7:00 p.m. and urged each Member to attend.

She then reported she has been in conversation with a homeowner who is concerned about the process for selecting a location for trash collection enclosures at 30th Road. The homeowner is concerned about the efficacy of the survey, which showed owners in his area preferred to have the trash collection enclosure on 30th Road Circle, and is asking that the Board hold a fact finding meeting to which all owners in this collection area would be invited. Wanting to assure all owners the process has been transparent she is asking the Board to hold such a session. She noted there are two other areas in which some residents have questioned the location of enclosures and that using such a fact finding method might be a vehicle for information gathering in these other areas as well.

The Board agreed that President Placek and General Manager Roby will devise a succinct set of procedures for a listening session and its aftermath and distribute it to the Board for review. After the Board review of the protocol, owners and renters would be invited to a fact finding listening session to be held as soon as possible thereafter.

[At 8:17 p.m. Ms. Placek broke telephonic communication and ceased to participate in the meeting.]

[Vice President Alvord recessed the meeting at 8:18 p.m. and called the meeting back to order at 8:34 p.m.]

Vice President: Vice President Alvord had no report.

Treasurer: Earlier in the meeting Mr. Reem reported the Financial Statement dated August 31st showed an excess of income over expense of \$77,119.

Secretary: Later in the meeting Ms. Dies reported she is working with General Manager Roby and the Virginia Department of Transportation concerning more informative directional signage at the 30th Street and King Street entrance to Fairlington Villages.

Committee Reports

Strategic Plan Task Force: Task Force Chair Harry Reem distributed a Strategic Plan Milestone Schedule which listed the objectives of the committee month-by-month from September 2018 through June of 2019. He reminded Members that President Placek had appointed himself, Vice President Alvord and Director Stollof as members of the Task Force and reported the first meeting will be Monday, October 8th.

Management's Financial Report: Mr. Roby reported there is a surplus of income over expense of \$77,119 as of the end of the eleventh month of FY2018 and provided there are no large unexpected expenses, the year should end with a slight surplus. He noted the Association's

books for the month of September are being held open through October 31, 2018 to assure proper year end accruals are completed.

Management's Administrative Report

Articles for the November 2018 Issue of the *North Fairlington News*: Mr. Roby reported on the articles planned for the November 2018 issue of the *North Fairlington News*.

Maintenance Reports: There were no reports other than those in writing and no questions.

Operations Report: There were no reports other than those in writing and no questions.

Work Order Response Log & Violation Log: There were no questions concerning the work order response log or violation log.

VIII. Establishment of Next Board Meeting

The next meeting of the Board will be held Wednesday, November 7, 2018.

IX. Adjournment of Meeting

Mr. Reem moved the Board adjourn the meeting of October 3, 2018. Seconded by Ms. Dies and passed (6-0-0).

Vice President Alvord adjourned the meeting at 8:57 p.m.



Secretary
Fairlington Villages, a Condominium Association