

**FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**  
**October 14, 2025 Board Minutes**  
**Online via Zoom**

**ATTENDEES:** Jeremy Wiedemann (Vice President; Presiding), Maynard Dixon (Treasurer), Seth Theuerkauf (Secretary), TJ Doyle (At-Large Member), and Amy Steliga (On-Site Manager, Cardinal Management). Charlie Robbins (President) was absent.

**CALL TO ORDER:** The meeting was called to order at 6:31PM by the Vice President via Zoom.

**RESIDENTS' FORUM:**

Residents attending: Mike Schneider (Court 5), Lori Derkay (Court 12), Mary Bley, and Jay Yianilos (Glen Echo Editor).

Mary Bley asked several questions about B Building storage and the draft variance policy, recommending a change to the proposed variance policy to specify that any damages caused by items stored in basements should be a responsibility borne by the owner of the stored items.

**BOARD MEETING MINUTES:**

**10.14.25.01 Motion.** Moved to approve the meeting minutes from the September 9, 2025 board meeting as presented in the update provided by the Secretary. Motion passed unanimously.

**BOARD MEMBERS' REPORTS:**

President –

The President was absent.

Vice President –

The Vice President reported that the Board will be needing a new volunteer to join the Board due to the departure of the Secretary following the Annual Meeting. After the Annual Meeting, there will be an organizational meeting to assign positions – the new Board member does not have to be Secretary, there are other options that a new member could be assigned to, if more desirable.

Treasurer –

1. The Treasurer asked the Onsite Manager, Amy Steliga, why the carpentry work that was recently approved for Courts 8 and 16 was not delayed for inclusion in the list of whatever carpentry work will be required as a result of identification by the painters in Courts 1-4 and 13-16. She responded that the work needed immediate attention.

2. In a discussion with the Treasurer about finances, the Glen's Account Manager, Crystal Williams, informed the Board that:

(a) she was proceeding to set-up the new Vanguard account required by Part II of our Investment Guidelines, and she will send the Treasurer the documents needed to do this; and

(b) she had determined, under Part I of our Investment Guidelines, how much of our liquid reserve funds held by Morgan Stanley may be invested in CDs and had communicated this to Morgan Stanley.

3. The Treasurer enquired about the status of our efforts to monitor water use. The Glen's Account Manager, Crystal Williams, responded that Cardinal would continue to enter court water use data into the spreadsheet report developed by former Glen resident Bill Worsley. When the Treasurer opined that our Onsite Manager, Amy Steliga, should not be tasked with the entry of this information but that it should be assigned to a lower paid employee, Ms. Williams responded that she and other senior managers will be developing a proposed schedule of fees to be paid by the Glen for the extra water data entry.

4. The Treasurer asked newsletter editor, Jay Yianilos, whether he would be available on a paid basis to take Board meeting minutes after the resignation of Glen Secretary, Seth Theuerkauf, until a new Glen Secretary took office, with the pay/set equal to his fee/issue for publishing the Glen's newsletter. He responded that he would serve in this capacity.

5. On the motion to approve the draft motion in Tab 4 of the October 2025 Management Report to proceed with installation of an EV charging station in Court 4, the Treasurer voted to approve, subject to preparation by the Board of a revised 2026 budget explaining the financial effect of the installation to Glen owners. After this condition was approved, the Treasurer announced that he would get to work on the revised budget, in consultation with the Board and its EV adviser, Mike Schneider, with a goal of having the new budget ready for adoption early this winter.

Secretary –

**10.14.25.02 Motion.** Moved to approve the Variance for Storage in B-Building Basement Common Area as included in Tab 7 of the October 2025 Management Report with two amendments: (1) deleting the bullet that stated: "All four co-owners agree they are responsible for any damage or issues caused by stored items."; and (2) adding a bullet that states: "Co-owners agree they are responsible for damage caused by any items they individually store."

The Treasurer voted "no," arguing that it was too complex and difficult to administer. However, the Secretary, Vice President, and At-Large member voted "yes." The motion passed.

**10.14.25.03 Motion.** Moved to approve the revised fence specs. Motion passed unanimously.

**10.14.25.04 Motion.** Moved to approve Reese Broome Payment Plan Extension for File No. 654727. Motion passed unanimously.

**10.14.25.05 Motion.** Moved to approve the ProGrounds Fall Landscape Proposal. Motion passed unanimously.

**10.14.25.06 Motion.** Moved to approve the ProGrounds Tree Work Proposal. Motion passed unanimously.

At-Large -

The At-Large Member noted that he would be working with the On-Site Manager to help secure quorum among co-owners for the Annual Meeting vote on Board candidates and the budget, utilizing all available communication channels to spread the word.

## **COMMITTEE REPORTS:**

Pool

Pool Committee Chair Lori Derkay presented a recap of the 2025 pool season, noting 13 private parties, 26 children participating in swim lessons, and record attendance at the annual pool party. She thanked the Board for approving a two-week extension of the season into September and recognized the excellent support from Cardinal staff and Atlantic Pools. Plans for 2026 include adding a wine and beer tasting event (outside of the pool area) to promote neighbor interaction, continuing to host the Fairlington FINS youth swimming group, and providing an additional lifeguard for any FINS events and the pool party due to anticipated high attendance. The Chair reported strong staff retention, with one international and one local lifeguard already committed for next year. She also noted that the pool team will coordinate with Charlie and other Fairlington associations to expand private swim lessons community-wide, with assistance from Molly Haines in outreach efforts.

Landscape

The On-Site Manager provided a report on behalf of the Landscape Committee. She reported that the previously approved tree work was completed and that fall landscaping—focused on plant removals and new plantings throughout the Glen—will take place in the coming weeks, concluding major landscaping for the year. She has obtained three landscape maintenance proposals from different vendors, all of which include snow removal services, and is reviewing them in detail. Amy will provide the Board with a summary and formal recommendation prior to the November meeting, when a decision will be needed to finalize seasonal contracts. Board members agreed that vendor presentations at the next meeting were unnecessary, preferring to review Amy's recommendation and ask follow-up questions as needed. Amy noted that one vendor stood out as particularly strong during the pre-bid walkthrough and will provide more information once her review is complete.

Court Representatives

No update.

Safety

No update.

Maintenance

No update.

E-Charging

E-Charging Committee Member Mike Schneider presented Dominion Energy's EV-charging installation quote for two charging stations located in Court 4 at a cost of

approximately \$540 per month for 10 years plus a \$500 upfront tunneling cost, noting break-even would likely require ~10 regular users and that revenues would offset costs. The Board discussed current EV ownership in the Glen and the budget impact of moving forward with the proposal. While the Treasurer favored waiting until 2027, Schneider cautioned Dominion's pilot (including a 50% infrastructure subsidy) may not be available if delayed. Significant discussion followed amongst Board members on merits of various options.

**10.14.25.07 Motion.** Motion to approve the installation of two ChargePoint CP6000 single plug charging stations located in court 4 as outlined in Dominion Energy's proposal for a cost of \$539 per month over 10 years (120 payments), contingent on an amendment to the budget to be developed by the Treasurer (*described in detail in the Treasurer's report*). Motion approved unanimously.

**10.14.25.08 Motion.** Motion to appoint Mike Schneider formally as Chair of the E-Charging Committee with authority to negotiate on behalf of the Glen and to oversee implementation. Motion approved unanimously.

Fence

No update.

**MANAGEMENT REPORT:**

No additional update.

**OLD BUSINESS**

No update.

**NEW BUSINESS**

None.

**EXECUTIVE SESSION**

The Board entered Executive Session at 7:57 pm and reconvened in regular session at 8:02 p.m.

**ADJOURNMENT:** The meeting was adjourned by the Vice President at 8:31 p.m.

The next scheduled meeting of the Board is the Annual Meeting on Thursday November 6, 2025 at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf  
Secretary