FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
May 12, 2026 Board Minutes
Online via Zoom

ATTENDEES: Charlie Robbins (President; Presiding), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Dianne Altuna (Secretary), TJ Doyle (At-Large Member), and Crystal Williams (Account Manager, Cardinal Management). Amy Steliga (On-Site Manager, Cardinal Management) did not attend.

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

RESIDENTS' FORUM:

Residents attending: Jim Wilson (Court 12), Shirin Wertime (Court 12), Lori Derkay (Court 12), and Jay Yianilos (Glen Echo Editor).

Shirin Wertime asked the board about her email dated April 30, 2026, regarding a proposal from Compost Crew for the recycling of food scraps. This is in response to the problems of squirrels and crows ripping open trash bags and also to help reduce our carbon footprint. Because there are costs involved with the food scrap recycling service, the board suggests they first survey the residents for feedback on the matter.

During discussion of Shirin Werime's proposal to contract for a separate disposal program for the collection of organic waste, the Treasurer asserted that: (1) residents deserve to know how its cost would affect our 2027 budget and dues levels when they are polled on the matter; and (2) he will, for each option presented by Ms. Wertime, advise the board how its yearly cost will affect our budget and dues levels.

Jim Wilson said he is in favor of composting.

BOARD MEETING MINUTES:

05.12.26.01 Motion. Moved to approve the meeting minutes from the April 14, 2026, board meeting as presented. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President said we are moving forward into a good season that includes the opening of the pool and spring landscape planting. He also mentioned an incident involving a swarm of honey bees in the Glen. The bees soon after moved on, but this brings to light that all residents should frequently keep an eye on their attics to make sure there are no bees or critters taking up residence.

Vice President –

The Vice President noted that the bees (described above) had settled on a tree in Court 4 before eventually flying away. Now, the Glen has a list of relocators in the event that such an incident arises in the future.

Treasurer –

The Treasurer reported that the two issues concerning Onsite Manager Amy Steliga, that are reported in the minutes of the April 2026 board meeting, have been resolved.

The Treasurer added that there was another issue that he did not report. That is, Amy was not getting that raise that the board budgeted for 2026 and the Glen was not paying for it. This has also been resolved.

The Treasurer announced that, at the end of this month, he is planning to circulate a draft budget for 2027, and an explanation for the newsletter, for a vote at the July board meeting. He will be proposing a fee increase of 1.11%, unless the board adds more expense to his budget before the July 2026 monthly meeting. He asked that all board members be present in July to ensure that we make quorum for the meeting.

The Treasurer said that we are finally at the end stage of the process of establishing the Vanguard reserves account required under Part II of our Investment Guidelines. The first monthly deposit should begin next month.

The Treasurer reminded the board that it has approved Goldklang Group's proposal for their future audit of 2026 and that, pursuant to this approval: (1) he signed the Engagement Letter; and (2) Amy signed the related Acknowledgement of Management Responsibilities.

Secretary –

05.12.26.02 Motion. Moved to ratify the earlier unanimous email vote to revise the 2026 Pool Rules.

05.12.26.03 Motion. Moved to ratify the earlier unanimous email vote to approve a contract with James R. Walls Contracting in the amount of $10,317 for roof repairs from inclement weather damage.

05.12.26.04 Motion. Moved to ratify the earlier unanimous email vote to approve a contract with James R. Walls Contracting in the amount of $5,766 for attic sealing at 3605 S. Taylor Street (Court 8).

At-Large –

The At-Large Member reminded residents to keep an eye on the Glen website and their emails for upcoming pool information.

COMMITTEE REPORTS:

Pool

Committee co-chair Lori Derkay reported that the season is upon us. Passes for 2026 are being distributed to residents. Arlington County will be coming to inspect the pool on Friday, May 15. We will have a full complement of five lifeguard for the pool season. The lift, as well as all other pool equipment, has been tested.

The President reminded all residents that the alley between Courts 12 and 13 must be kept clear during pool season. This alley serves as the emergency access to our pool. In the event of an emergency, first responders need this alley to access our pool safely and quickly.

Landscape

Committee member Shirin Wertime said the committee will meet on May 14, 2026. They are working on requests made for replacement of dead or dying plants.

Court Representatives

CRG Chair Dianne Altuna said the group met on April 22, 2026. Six members were present. The group is still in need of a Court 1 resident to become that court's CRG representative. The next meeting will be July 22, 2026.

Safety

No update.

Maintenance

No update.

E-Charging

The project is moving forward. At this time, installation is targeted for July.

Fence

No update.

MANAGEMENT REPORT:

The Account Manager reported that Cardinal Management is still working through the fire claim from the Court 5 fire in 2025.

OLD BUSINESS

The board concluded that they must respond to the proposal from Dominion Paving before it expires. This is for an asphalt layer covering of the concrete in the Court 12/13 alley. Concerning the vote to proceed, as recommended by Dominion Paving but with Restoration Engineering. Inc.'s (REI's) modified recommendations, the Treasurer voted, instead, to add only sealcoating to the top of the concrete with no asphalt.

05.12.26.05 Motion. Moved to accept the proposal to asphalt coat the Court 12/13 alley. Motion passed 4-1.

NEW BUSINESS

No update.

MISCELLANEOUS

No update.

EXECUTIVE SESSION

05.12.26.06 Motion. Moved that the Board move into Executive Session at 7:34pm. Motion passed unanimously.

The Board reconvened in open session at 7:46pm.

There were no actions from Executive Session to validate.

ADJOURNMENT: The meeting was adjourned by the President at 7:47pm.

The next scheduled monthly meeting of the Board is on Tuesday, June 9, 2026, at 6:30pm. The meeting will be held virtually via Zoom.

Respectfully submitted,

Jay Yianilos