

1                                    LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

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3                                    **BOARD OF DIRECTORS MEETING**

4  
5                                    **November 13, 2006**

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7                                    **Mason District Government Center**  
8                                    **6507 Columbia Pike**  
9                                    **Falls Church, Virginia 22042**  
10                                   **7:00 P.M.**

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12  
13  
14                                   **BOARD MEMBERS AND COMMITTEE MEMBERS PRESENT**

15  
16                                   **LINDA BOONE (ABSENT)                    PRESIDENT**  
17                                   **JOAQUIN TREMOLS                            VICE PRESIDENT**  
18                                   **KATHIE FRENCH                                MEMBER AT LARGE**  
19                                   **CARL IDDINGS                                 SECRETARY-TREASURER**

20  
21                                   **MANAGEMENT COMPANY ATTENDEES**

22  
23                                   **SARAH CROUCH                                MANAGEMENT AGENT**  
24                                   **BILLIE DENBO                                 RECORDING SECRETARY**

25  
26  
27                                   **I.            CALL TO ORDER**

28  
29                                   In the absence of Ms. Boone, President, Mr. Tremols officially called the meeting to  
30                                   order at 7:02 p.m. Introductions were made for the Board Members, committee chairs  
31                                   and management attendees.

32  
33                                   **II.           HOMEOWNERS FORUM**

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35                                   Mr. Fox discussed with the Board of Directors a letter that he received from the U.S.  
36                                   Army Corp of Engineers in reference to the construction of the road and ramp at the  
37                                   Beltway exit for Route 236. Mr. Iddings will send a copy of this letter to all Board  
38                                   members.

39  
40                                   **ACTION:** Management was directed to research the information contained in the letter  
41                                   from the U. S. Army Corp of Engineers and the environmental impact this may have on  
42                                   the community.

43  
44                                   A homeowner questioned the Board of Directors about the Deer Hunt resolution and was  
45                                   informed by Mr. Tremols that the Deer Management program is underway.

47 **III. COMMITTEE REPORTS**

48

49 **A. ACC/GROUNDS:**

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51 Mr. Tremols stated that the Architectural Control Committee met in November and did  
52 approve a few homeowners' requests as submitted. He stated that they did discuss  
53 mailboxes in the community. Mr. Tremols stated that the ACC/Grounds Committee will  
54 be conducting a walkthrough of the entire community to identify areas of concern. Ms.  
55 Crouch indicated a desire to participate in the walkthrough so she could learn more about  
56 the issues facing the community.

57

58 **B. NEWSLETTER/WEBSITE:**

59

60 Ms. French discussed with the Board of Directors contracting with someone to maintain  
61 the community website and the related costs. She stated she is working on the newsletter  
62 and she is waiting for the committee reports and articles from the Board members to be  
63 included in the newsletter.

64

65 **C. TRAFFIC CALMING:**

66

67 Mr. Iddings informed the Board of Directors that the petitions for the implementation of  
68 traffic calming in the community are being circulated for homeowners' signatures. He  
69 stated that the community was granted an extension through the end of the week to  
70 submit the required paperwork to Fairfax County. Mr. Tremols requested that Mr.  
71 Iddings contact Fairfax County and request an extension through the end of the month so  
72 that they will have sufficient time to obtain homeowners' signatures.

73

74 **D. NEIGHBORHOOD WATCH:**

75

76 A homeowner informed the Board of Directors that on several occasions he has contacted  
77 the police to report incidents that he observed in the community and that he has not been  
78 able to contact Neighborhood Watch.

79

80 **IV. APPROVAL OF MINUTES:**

81

82 **MOTION: Upon a motion made by Mr. Iddings moved, Ms. French seconded, to**  
83 **approve the October 9, 2006 Board Meeting minutes as amended. The motion**  
84 **passed unanimously.**

85

86 **V. NEW BUSINESS**

87

88 A. Changes to Billing Cycle – The Board discussed the coupon book versus the  
89 quarterly invoicing method.

90

91 **Motion: Ms. French moved, Mr. Iddings seconded, to rescind the motion made at**  
92 **the October 9, 2006 Board of Directors Meeting to move the Association's invoicing**

93 **method from the coupon book method to the quarterly invoices method. The motion**  
94 **passed unanimously.**

95  
96 B. Mailboxes – Mr. Tremols informed the Board of Directors that the mailboxes  
97 which were replaced by the Post Office were not installed correctly or as requested. Mr.  
98 Tremols stated that the ACC will conduct a walkthrough of the community to inspect the  
99 lighting and the mailboxes and the committee will compose a priority list of the work  
100 required.

101  
102 **ACTION:** Mr. Tremols directed management to contact the Post Master and request the  
103 mailboxes be installed correctly so that the mail boxes face the sidewalk and not the road  
104 and to obtain the costs to have this work done if the Post Office does not agree to do it.  
105

106 **ACTION:** Mr. Tremols directed management to research 12 & 18 mailbox stands that  
107 are back loaders for future mailbox replacements.  
108

109 C. Grounds Bid – Ms. Crouch informed the Board of Directors that Blade Runners  
110 was not able to attend the meeting tonight to make their presentation and that she is  
111 working to obtain two more bids for the grounds work. Mr. Iddings informed the Board  
112 of Directors that the Snow Removal Contract is contingent on the acceptance of the  
113 landscaping contract and he is concerned about the timing.  
114

115 **ACTION:** Mr. Iddings directed management to obtain the grounds proposals quickly and  
116 provide it to the Board of Directors so they can review it and make a decision at their  
117 next working session.  
118

119 **ACTION:** Mr. Iddings directed management to obtain references for Blade Runners and  
120 to compose a comparison chart of Blade Runners, Clippers, and A&E for the Board of  
121 Directors' review of the grounds bids.  
122

## 123 **VI. OLD BUSINESS**

124

125 A. Paving – Ms. Crouch informed the Board of Directors that the paving project has  
126 been completed. Mr. Tremols stated that the basketball court and the tennis court were  
127 not done and the invoices were corrected to reflect this. A homeowner reported to the  
128 Board of Directors that some of the visitor parking spaces were not marked after the  
129 paving was completed.  
130

131 **ACTION:** Management was directed to research the visitor parking spaces that were not  
132 marked.  
133

134 B. Disclosure Packages – Mr. Tremols stated that disclosures packages went out and  
135 he would like to know if any of these packages had violation letters included that were  
136 issued to the homeowner.  
137

138 **ACTION:** Mr. Tremols directed management to research if any of the disclosure  
139 packages included violations or violation letters issued to the homeowner.

140

141 C. Breny's – Mr. Iddings informed the Board of Directors that Breny's has  
142 completed the erosion work as contracted.

143

144 **VII. MISCELLANEOUS**

145

146 Action Items List – Ms. Crouch reviewed and discussed the Management Action Items  
147 List with the Board of Directors to include the outstanding items which require further  
148 attention.

149

150 Tot Lot – Mr. Tremols discussed with the Board of Directors the Tot Lot gate that is  
151 broken or damaged. He stated that the Board of Directors needs to make the decision  
152 about either removing the gate or replacing it. Mr. Tremols recommended getting  
153 proposals for replacing it with a latched gate.

154

155 **ACTION:** Mr. Tremols directed management to research the requirements of the Tot Lot  
156 gate.

157

158 Inspection – A homeowner questioned the Board of Directors how often the home  
159 inspections are conducted and why some violations are not found by management. Ms.  
160 Crouch stated, per the management contract, one inspection is conducted in the spring  
161 each year, the re-inspections continue throughout the year on the violations found and  
162 anyone can report violations observed to management.

163

164 **ACTION:** The Board of Directors directed management to provide to the ACC the  
165 Covenants Violation Log.

166

167 Storm Door – Ms. McFadden informed the Board of Directors that she had difficulty  
168 locating a black storm door to purchase as the ACC Guidelines require. She suggested  
169 researching updating the ACC Guidelines to change the storm door requirements.

170

171 **VIII. EXECUTIVE SESSION**

172

173 **MOTION:** Ms. French moved, Mr. Iddings seconded, to convene an Executive  
174 Session at 8:20 p.m. The motion passed unanimously.

175

176 Regular Session reconvened at 8:30 p.m.

177

178 **IX. ADJOURNMENT**

179

180 **There being no further business, the Board agreed by consensus to adjourn the**  
181 **November 13, 2006 Board of Directors meeting at 8:45 p.m.**