

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday, June 13, 2016  
Woodburn Elementary School  
3401 Hemlock Drive, Falls Church, VA 22042**

**BOARD MEMBERS PRESENT:**

Carl Iddings, President  
John Alexander, Vice President  
James Franklin, Treasurer  
Kathie French, Director at Large

**BOARD MEMBERS ABSENT:**

Jay Gaston, Secretary

**OTHERS PRESENT:**

Anne Sansbury  
Amanda Sansbury  
Angela Cutter  
Lisa Conoly  
Dale Edwards, Sequoia Management  
Chris Collins, Recording Secretary, Northern Virginia Minutes

**I. CALL TO ORDER:**

Mr. Iddings called the meeting to order at 7:04 p.m. and confirmed a quorum.

**II. CITIZENS' COMMENTS:**

There were no comments.

**III. APPROVAL OF MINUTES:**

**MOTION: Mr. Franklin moved, Mr. Alexander seconded, to approve the minutes of the May 9, 2016 Board meeting. The motion passed unanimously (4-0-0).**

**IV. REVIEW OF ASSOCIATION INSURANCE POLICIES**

The association's insurance broker, Erin Metheny of Nationwide, reviewed the association's insurance coverage. Coverages discussed were the D&O coverage (\$1 million), Blanket Building (\$820,000), and Crime policy (\$1 million). Ms. Metheny noted that she has been able to keep the rates stable as the association has a favorable loss experience. She noted that the insurance plans renew in July.

**V. PRESIDENT'S COMMENTS:**

Mr. Iddings reported that the Board voted unanimously via email to approve a contract with Flood Masters for work on the retaining walls in the amount of \$17,500. He also reported that staking relating to this project has shown that fencing on the property of a homeowner on Byrds Nest Pass has been extended three feet into the association property. The owner will address the issue and move his fence. Mr. Iddings asked that the Architectural Control Committee make a change in the guidelines for expanding fence lines that would require a survey.

## **VI. MANAGEMENT REPORT**

Mr. Edwards reported that the windows were the last thing to be done in the pool house renovation. Ms. Conoly noted that they may need some touch-up painting. Mr. Edwards also provided an update on the action items generated at the May Board meeting. He reported that hearings relating to the spring inspection will be schedule for the July meeting. There are still quite a few homes that are missing trees in the front yard.

## **VII. COMMITTEE REPORTS:**

Architectural Control Committee: Angela Cutter reported that the committee has received three more requests for approval of roof replacements since the last Board meeting. The committee continues to address issues of missing trees on various yards. Lastly, Ms. Cutter discussed an issue with a homeowner regarding the lack of trees in his front yard. She asked that the Board step in as he has become very volatile.

Communications Committee: Mr. Iddings reported that the June/July newsletter will go out this week. Included will be an article about governing documents, as well as an article about tenant responsibilities, highlighting homeowners' responsibility to update management when they have a new tenant.

Grounds Committee: Mr. Iddings reported, on behalf of Mike Nutbrown, that Concrete Jack has completed their work on the community property. There is a short punch list of items that need to be corrected. A contract was awarded to address the erosion issue related to the retaining walls. He also reported that the tree maintenance work has been completed, and that plantings were installed at the pool and the bridge.

Neighborhood Watch Committee: Mr. Iddings noted that there was no report, other than to note that J. Gaston recently called the police regarding teenagers who were casing vehicles to potentially break into.

Pool & Recreation Committee: Lisa Conoly reported that the cookout during the opening weekend of the pool was a success. The first "Swim Under the Stars" event will be held this Saturday evening. The pool is now open fully days during the week. She noted that water aerobics classes begin tomorrow. Classes will be held on a drop-in basis with a fee of \$10 per class. They will be held on Tuesdays at 12:00 p.m., and Thursdays at 7:00 p.m. Ms. Conoly advised Mr. Edwards that the gutters at the pool house need to be

cleaned. She also reported that there have been many parking issues at the pool. Lastly, she noted that an adults-only wine and cheese event will be held on July 9<sup>th</sup>.

Finance Committee: Mr. Franklin reported that the committee will begin work on the 2017 budget. He asked that all committee chairs review their budgets and identify new projects that they wish to do. He hopes to have a draft budget for the July Board meeting.

Fairfax Federation: Amanda Sansbury reported that during the last meeting home-based businesses were discussed, as was limited rental lodging.

Lafayette Village 2025: Mr. Franklin reported that the first draft is complete and will go out to the committee members for their review.

### **VIII. OLD BUSINESS:**

Reserve Study Update: Mr. Franklin suggested that the Board have an engineering firm perform a reserve study this year. Mr. Edwards was asked to get cursory estimates from several engineering firms.

### **IX. NEW BUSINESS:**

Approval of Grub Control Proposal: The Board agreed to not treat for grubs on the community property.

Resolution to Allow the Purchase of Wine for Adult Swim Night:

**MOTION: Mr. Franklin moved, Ms. French seconded, to allow the Pool Committee to purchase wine for the wine and cheese party at the pool on July 9<sup>th</sup>. The motion passed unanimously (4-0-0).**

Review of Parking Regulations: Mr. Iddings stated that typically the Board uses the towing of vehicles as the primary way to enforce parking violations. He noted that this has not been effective, as often times the owners of the vehicles are able to move their cars before the tow company arrives on the property. He suggested that homeowners who park illegally on community property, or whose guests park illegally on community property, be sent a notice addressing the issue. The next offense would require a hearing and then finally parking privileges would be revoked for sixty days for further violations. The Board members supported this solution and there will be an amendment to the parking resolution for the Board to review and approve.

### **X. ACTION ITEMS:**

- Get prices for mosquito and tick control
- Phone call survey for cost of reserve study
- Let Mike Nutbrown know Board does not wish to pursue grub treatment

- Inform Goldklang that insurance review is done annually
- Touch-up paint at the pool house
- Address dead trees along Lafayette Village Drive
- Have gutters cleaned at pool house
- New keys for the new lock on the pump room door
- Have guards installed on rear doors at the pool house

**XI. ADJOURNMENT:**

There being no further business, Mr. Iddings adjourned the Regular Session of the Board meeting 8:39 p.m.

**XII. Executive Session**

The Board entered into Executive Session at 8:40 PM. The Board decided to take over communication with a home owner who has become belligerent in their dealings with the ACC. The Board reviewed the delinquent accounts and towing report and also discussed the ACC rule requiring a tree in every front yard.

There being no further business, the Board rose from Executive Session at 8:56 pm, reported its deliberations and adjourned the meeting at 8:57.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held July 11, 2016, are hereby submitted as APPROVED.

Respectfully,

//Gilbert J. Gaston, Jr.//  
ATTEST: J. Gaston, Secretary