



46 Whitetail Management hunters to stay in the wooded area below the Merrimac Trail cul-  
47 de-sac where the woods are thicker.

48

49 **ACTION:** Management has been asked to look into replacing the deer sign.

50

51 A homeowner questioned the car batteries that were put out for regular trash that the trash  
52 company did not take.

53

54 **ACTION:** Mr. Iddings asked the homeowner to email the management company the  
55 name she saw on the trash with the batteries.

56

57 A homeowner asked when the Metes and Bounds survey being completed by the Park  
58 Authority of our property line would be completed.

59

60 **ACTION:** The Board will contact the Park management to determine the status.

61

62 **III. EXECUTIVE SESSION:**

63

64 **MOTION:** Mr. Iddings moved, Ms. French seconded, to go into an Executive  
65 Session at 7:20 p.m. to discuss possible foreclosure issues with the Attorney. The  
66 motion passed unanimously (3-0-0).

67

68 **MOTION:** Mr. Iddings moved, Ms. French seconded, to come out of Executive  
69 Session at 8:05 p.m. The motion passed unanimously (3-0-0).

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71

72 **IV. APPROVAL OF MINUTES:**

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74 **MOTION:** Mr. Iddings moved, Ms. French seconded, to approve the November 13,  
75 2006 Board Meeting minutes. The motion passed unanimously (3-0-0).

76

77 **V. OLD BUSINESS:**

78

79 Ratification of decision to renew LVCA's contract with Loudoun Management  
80 Associates for management services:

81

82 **MOTION:** Ms. French moved, Mr. Iddings seconded, to ratify the decision to  
83 renew the Association's contract with Loudoun Management Associates, Inc. for  
84 Association management services for the period commencing January 1, 2007  
85 through December 31, 2007 said decision being made after reviewing LMA's  
86 performance and determining that this renewal was in the best financial and  
87 operational interest of the Association. The motion passed unanimously (3-0-0).

88

89 A homeowner asked how the board made the determination referred to in the previous  
90 motion. Mr. Iddings stated that certain changes LMA made in their staffing and  
91 operations addressed concerns that the Board had had earlier in the year, and the decision

92 was made to allow LMA to fully implement these changes (new accounting software,  
93 new property manager, etc).

94  
95 **MOTION: Mr. Iddings moved, Ms. French seconded, to ratify the decision to award**  
96 **a landscaping contract to Blade Runners, Inc. in the amount of \$70, 678.00,**  
97 **renewable for two (2) additional years at that same price, said decision being made**  
98 **after reviewing proposals from five landscaping firms and determining that the**  
99 **proposal from Blade Runners, Inc. was in the best financial and operational interest**  
100 **of the Association. The motion passed unanimously (3-0-0).**

101

102 **VI. NEW BUSINESS:**

103

104 Eric Stork, President of Blade Runners, presented his company's philosophy on taking  
105 care of the overall landscaping needs of the community. Mr. Stork discussed the  
106 possibility of long term planning and maintenance that his company offers. He stated that  
107 there would be a designated account manager for the Association. The likely account  
108 manager, Mike Dollard, is also the certified arborist for Blade Runners and will be able to  
109 assist LVCA in managing our community trees. The crew chief and drivers are year  
110 round employees, and are supplemented by seasonal employees who enter the country on  
111 H1B visas. A homeowner asked about how Blade Runners will accommodate "do not  
112 touch" requests by homeowners. Mr. Stork requested the list and said they can  
113 accommodate those requests. Because the Board does not have an up-to-date "do not  
114 touch" list, Mr. Stork will develop a form with management allowing homeowners to opt  
115 out of certain services. This form will be printed in the next newsletter with a request for  
116 homeowners to update their personalized requests. Mr. Iddings pointed out that a major  
117 problem with our previous landscaping contractor was their use of heavy equipment  
118 immediately after rainy weather. Mr. Stork commented that sometimes when it rains you  
119 need to let the grass dry out before mowing it, and that this may result in higher grass  
120 than the Association wants. He will work with the Association to see what type of  
121 schedule will work to protect the turf. Blade Runners will incorporate as much of the  
122 grass clippings back into the soil as possible to help improve the turf. A resident  
123 requested that the workers not park at the pool in the summer time. Mr. Stork suggested  
124 walking the property together to determine what the needs are. Mr. Stork also noted that  
125 Blade Runners would be happy to work with individual homeowners on their private  
126 landscaping needs, at the homeowner's expense.

127

128 **ACTION:** Management and Mr. Stork will work together to schedule a community  
129 walk-through in the next month or so.

130

131 **VII. COMMITTEE REPORTS:**

132

133 **A. ACC/GROUNDS:** The committee did not have an official meeting but did do a  
134 walkthrough for lights and mailboxes. They reviewed the existing list of potential new  
135 lights and found a few areas that did not need lighting and some that needed more. The  
136 ACC will develop a prioritized list of lights and mailboxes that need attention. The  
137 Board would like the ACC to look at the erosion on Merrimac Trail to determine the

138 source of the problem. The ACC needs to send management an updated meeting time  
139 because their original date for this month is a federal holiday, when the ACC's meeting  
140 location is unavailable.

141

142 **B. NEWSLETTER/WEBSITE:** Mr. Iddings reported for Ms. French that January  
143 15<sup>th</sup> is the deadline for newsletter articles. He is working on the website and reported that  
144 the message board has been purged of all the spurious messages and is being maintained  
145 on an on-going basis.

146

147 **C. TRAFFIC CALMING:** Mr. Iddings reported that the petitions did not reach the  
148 needed 75% to move forward with Fairfax County. He reported to the Board that a letter  
149 about the environmental impact resulting from widening the beltway near our community  
150 had been sent to Army Corps of Engineers for consideration.

151

152 **D. FINANCE:** Mr. Iddings stated that there is a new volunteer for the finance  
153 committee. Kathie French will be calling a meeting of that committee soon.

154

155 **ACTION:** Management needs to look into the CD that will expire in early February and  
156 offer new investment alternatives and interest rates.

157

158 **VIII. MISCELLANEOUS:**

159

160 The Board reported that management will send out a postcard with the correct website for  
161 the Community Association Banc, the bank for LVCA.

162

163 The Christmas trees will be collected the first two weeks of January with the recycling.

164

165 The Board and Management will work with Blade Runners to complete the registration  
166 with Fairfax County to ensure the community's grounds separate yard waste collection  
167 exemption will continue.

168

169 **ACTION:** Management needs to call ADS and remind them not to collect as trash any  
170 recycling materials such as cardboard that are set out for recycling.

171

172 The Board discussed the need for a Tot Lot gate and an ACC member present expressed  
173 the opinion that it was not needed. Ms. Boone will contact the Recreation Committee  
174 chair to request her committee's opinion on replacing the gate.

175

176 If the Board appoints a person to fill an unexpired term of a Board member, the time  
177 period for that appointment is the same as the term the position originally had (up to 3  
178 years).

179

180 **IX. ADJOURNMENT:**

181

182 **There being no further business, the Board agreed BY CONSENSUS to adjourn the**  
183 **January 8, 2007 Board of Directors meeting at 9:10 p.m.**