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48 **III. COMMITTEE REPORTS:**

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50 **A. ACC/GROUNDS:**

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52 Mr. Tremols stated that the Architectural Control Committee met on August 18th and
53 approved two homeowner requests that had been submitted and amended. He discussed
54 with the Board of Directors and management the 2007 Budget for the ACC/Grounds
55 Committee. Mr. Tremols stated that he has been the acting chairperson for this
56 committee and he would like this position to be listed as vacant with the thought that
57 someone may volunteer. He stated that he has received many more tree requests for
58 maintenance and/or removal and discussed with the Board of Directors the \$3000.00 tree
59 maintenance funding discussed at the August 2006 Board of Directors meeting. Mr.
60 Tremols discussed the dead pine trees located near the pool parking lot and the Tot Lot.

61

62 **MOTION: Moved by Mr. Tremols and seconded by Ms. Boone, that the Board**
63 **authorize the removal of two dead trees on Trammel Court by the tot-lot.**
64 **Approved 4-0-0.**

65

66 **ACTION:** The Board of Directors directed management to contact Springfield Nursery
67 to inquire if they had conducted work near 7025 Byrds Nest, the vicinity of a
68 homeowner's vehicle that was apparently damaged, possibly during the course of routine
69 tree maintenance.

70

71 **B. POOL / RECREATION / SOCIAL:**

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73 Pool: Ms. Witham informed the Board of Directors that the pool has been closed for the
74 year and that she had not received any further complaints about the lifeguards after the
75 initial group of guards had been replaced. She stated that she did submit a 2007 Budget
76 to the Finance Committee. Mr. Iddings requested Ms. Witham to provide to the Board of
77 Directors an analysis of the daily sign-in sheets for the pool for the 2006 season to
78 determine how many non-LVCA members used the pool. Ms. Witham discussed with
79 the Board of Directors and management the rules and the enforcement of rules for using
80 the pool. The current rules allow non-residents to access the pool, legitimately as guests
81 of residents.

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83

84 **C. TREASURER'S REPORT:**

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86 Ms. Boone discussed with the Board of Directors that the Finance/Budget Committee
87 continues to work on the 2007 Budget. She discussed why the assessments are different
88 for the town homes versus single-family homes and that with the increases through the
89 years, the ratio of dues paid by town homeowners versus detached homeowners may have
90 become out-of-balance and needs to be re-calculated and corrected. The Board felt that
91 as Treasurer, Ms. Boone could request that LMA provide her with information about how
92 assessment ratios had been determined in the past. Ms. Boone requested the information

93 from LMA. Ms. Boone reviewed and discussed the status of the operating account,
94 reserve account and the investment accounts with the Board of Directors. She stated that
95 quarterly assessments are due October 1, 2006 and that the Association has begun
96 foreclosure procedures with one account. Ms. Boone questioned whether LMA has been
97 assessing late fees and interest on delinquent accounts.

98

99 **D. COMMUNICATIONS / MEDIA:**

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101 Newsletter: Ms. French informed the Board of Directors that the next newsletter is being
102 constructed and asked Mr. Iddings when the newsletter should be distributed. Mr.
103 Iddings stated that the newsletter should be distributed the week before the paving project
104 is scheduled to begin, September 27th to October 6th. Ms. French stated with that date in
105 mind, all articles should be submitted no later than September 15th.

106

107 Website: Ms. French informed the Board of Directors that she is composing a list of
108 items to be posted on the community website and she will submit this list to the Board of
109 Directors for approval. She stated that funding for the website was requested in the 2007
110 Draft Budget..

111

112 **E. TRAFFIC CALMING:**

113

114 Mr. Iddings stated that nine residents volunteered to circulate the petitions required by
115 Fairfax County supporting the creation of a "Traffic Calming" task force and the
116 implementation of a neighborhood parking district.

117

118 **F. NEIGHBORHOOD WATCH:**

119

120 Ms. Mussey discussed with the Board of Directors the Neighborhood Watch division of
121 the Fairfax County Police. She stated that she has not been successful in contacting the
122 officer. Ms. Harrison informed Ms. Mussey that she received a call today from Officer
123 Murphy of the Fairfax County Police and she would give her his direct contact number.
124 Ms. Mussey discussed with the Board of Directors signs for Neighborhood Watch and
125 articles of clothing for them to possibly wear when patrolling the community.

126

127 **IV. APPROVAL OF MINUTES:**

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129 **MOTION: Moved by Mr. Iddings and seconded by Ms. Boone to approve the**
130 **minutes of the August 14, 2006 Board meeting. Approved 4-0-0**

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132

133 **V. NEW BUSINESS:**

134

135 2007 Draft Budget: Ms. Boone reviewed and discussed with the Board of Directors and
136 management the 2007 Draft Budget. Ms. Boone noted that the Finance Committee
137 recommended a 10% increase in assessments to fund the FY 2007 budget, and that, even
138 with that increase, the proposed budget was still unbalanced. She stated that there will be

139 increases in the cost of the trash collection contract and management contract and we can
140 expect some increases in the grounds and landscaping contract when that contract is
141 awarded. Ms. Boone discussed the status of the reserve accounts and the Reserve Study
142 and Analysis. Ms. Michelle Krahn discussed with the Board of Directors the past
143 decisions made in reference to the Reserves Accounts and contributions based on the
144 Reserve Study and Analysis. She informed the Board of Directors and management of
145 items that have been deferred in the past based on finances, but that these items could not
146 be deferred indefinitely. The Board of Directors discussed items in the community that
147 need repair or replacement, specifically the mailboxes and some additional streetlights.
148 The Board of Directors discussed the possibility of a special assessment to meet the
149 expenses of the Association. Mr. Iddings recommended presenting a balanced 2007
150 Draft Budget to the homeowners and identified several line items that could be reduced to
151 achieve a balanced budget. Ms. Boone agreed to change the budget presentation.
152

153 Erosion: The Board of Director discussed with Ms. Harrison an area of erosion on the
154 hillside between Yorktown Village Pass and Merrimac Trail and the fact that there are
155 markings on pavement in that area by Cox Cable. Ms. Harrison will research the activity
156 of Cox Cable in that area.
157

158 Foreclosure: Mr. Tremols reviewed and discussed the proposed resolution and actions
159 required for the foreclosure proceedings to commence against 7842 Ashley Glen Road.
160 Ms. Harrison was asked to ensure that all costs, legal fees and penalties assessed against
161 the property were included in the association claim.
162

163 **MOTION: Mr. Tremols moved and Mr. Iddings seconded, that the Board approve**
164 **the resolution in reference to the nonjudicial lien foreclosure sale pursuant to VA.**
165 **Code §55-516(I) of Lot 229, Section 7-A, Lafayette Village. The motion passed**
166 **unanimously (4-0-0).**
167

168 **MOTION: Mr. Iddings moved and Mr. Tremols seconded, that the Board approve**
169 **the President to have the authority to proceed on the “Indemnification Agreement”**
170 **and the “Appointment of a Trustee” for the nonjudicial lien foreclosure sale**
171 **pursuant to VA. Code §55-516(I) of Lot 229, Section 7-A, Lafayette Village. The**
172 **motion passed unanimously (4-0-0).**
173

174 **VI. OLD BUSINESS:**

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176 Insurance Coverage: Mr. Tremols discussed with the Board of Directors the information
177 he has received from the insurance provider indicating an increase in insurance coverage.
178

179 **MOTION: Moved by Ms. French and seconded by Mr. Iddings, that the Board**
180 **accept additional insurance policy changes to reflect actual value of the insured**
181 **property, resulting in an increased expenditure of \$501.00. Approved 4-0-0.**
182

183 Paving: Mr. Tremols informed the Board of Directors that a walkthrough would be
184 conducted on September 13th at 1:00 p.m. to identify the areas for repair in the paving

185 project. The Board of Directors and management discussed notification to the
186 community prior to the start date of the paving project. The Board of Directors and
187 management agreed to hand out fliers this weekend and management will mail
188 notification of the mobilization plan as soon as she receives it from Pro Pave. Mr.
189 Iddings requested management obtain from ProPave and submit to the Board of Directors
190 the detailed list defining items to be repaired in the paving project as requested at the
191 August 2006 Board of Directors meeting.

192
193 Breny's Proposal: Breny's had submitted a proposal to correct several erosion problems
194 in the vicinity of Peyton Forest Trail. This proposal was tabled pending a clarification of
195 the proposal submitted by Breny's.

196
197 Action Item List: Ms. Harrison reviewed management's August Action Item List with
198 the Board of Directors discussing closed and open items.

199
200 Downspouts Contributing to Erosion: Ms. Harrison indicated that letters had been mailed
201 to homeowners who had allowed their downspouts and landscaping to contribute to
202 erosion problems in the common area. If correction of the concerns are not addressed,
203 violation notices may be needed during the spring inspections.

204
205 Annual Meeting: Ms. Harrison discussed with the Board of Directors the Annual
206 Meeting agenda and that those homeowners delinquent on their assessments are not
207 eligible to vote at the Annual Meeting. Ms. French will place an article in the newsletter
208 reminding homeowners of this policy.

209
210 **VII. ADJOURNMENT:**

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212 **There being no further business, the Board agreed by consensus to adjourn the**
213 **September 11, 2006 Board of Directors meeting at 9:45 p.m.**

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