

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Monday, August 10, 2009
Mason District Government Center
6507 Columbia Pike
Annandale, Virginia 22042**

7:00 p.m.

BOARD MEMBERS PRESENT:

Joaquin Tremols	President
Kathie French	Vice President
Jay Jarvis	Secretary
Michelle Krahn	Member at Large
Sean Walsh	Treasurer

OTHERS PRESENT:

Kat Frazier	Recording Secretary, Minute-By-Minute
Diane Tschirhart	Property Manager, KPA

I. CALL TO ORDER:

Mr. Tremols called the meeting to order at 7:00 p.m.

II. CITIZEN COMMENTS AND FEEDBACK:

A resident, Ms. Kennedy, stated she had three things to address:

- 1) A woman was murdered on Hummer Road and people are concerned after it being shut down for two days. Mr. Jarvis stated that he spoke with a police officer and there were no clues at that time. Ms. Krahn stated that she was surprised it had occurred at 4:00 p.m. in the afternoon, and having spoken to an officer on Saturday, learned that they had been there and would continue to investigate, but that there was no sign of a forced entry. She also stated the officer never mentioned anything gang related.
- 2) Ms. Kennedy stated her rain garden is gone. Mr. Jarvis stated they are looking for alternatives as a rain garden is not feasible in that area, but it will be taken care of.
- 3) Ms. Kennedy has asked that the crew for Bladerunners stop blowing the debris off of the parking lot into her front yard, and at one time, it was actually blown into her home while she was at the door speaking with someone. Mr. Jarvis stated the crew should be asked to be more alert. Mr. Tremols asked that Ms. Tschirhart have the crew stay away from Ms. Kennedy's property.

III. APPROVAL OF MINUTES:

MOTION: Mr. Jarvis moved, Ms. Krahn seconded, to accept the July 13, 2009 Board meeting minutes as amended. The motion passed unanimously (5-0-0).

VI. MANAGEMENT COMPANY REPORT (KPA, Inc):

Ms. Tschirhart reviewed the action items and residents who are planning to come in for hearings. She also had the tax reports to hand over. She stated that Legal Counsel sent Mr. Tremols the annual report to sign.

Mr. Jarvis called attention to the insurance report. The cost to replace the three trees damaged or destroyed by a vehicle running off the road near the basketball court was \$1,681.00. Ms. Tschirhart noted the claims adjuster is not getting cooperation from Fairfax County police, but Mr. Jarvis has pictures of the vehicle's license plates.

V. COMMITTEE REPORTS:

ACC Committee: There was nothing to report. The committee did not meet last month.

Grounds Committee: The emphasis is currently on tree surveys. A good deal of work will be done over the next several months, and bids will be sought by KPA. The big complaint this year was about sap on cars.

Finance Committee: The committee looked at delinquencies, of which the biggest problem is homes that are quasi-foreclosed. The HOA is paying Legal Counsel to file liens on homes so when they are sold/foreclosed, they will get the monies back. However, if homes are short sold, no monies are returned. It is not cost effective for the HOA to try to foreclose on homes. Several ideas were discussed by the committee, and found the best and cheapest is to secure the properties themselves, which costs several hundred dollars per house. The recommendation of the committee is to start securing properties. Mr. Walsh said he would do further research on securing properties.

One specific house was discussed as an example, which is vacant and being broken into regularly. A resident suggested calling the Health Department. The Board agreed having the house condemned would be a risky idea, as the house could be torn down.

The committee also looked at the pool records. There were two incidents in one day where residents who have a delinquency signed in as residents. Mr. Tremols stated that one of those was a child and was technically a guest. The Board agreed that residents who are delinquent should not be allowed to enter the pool. Ms. Krahn suggested sending a list to the pool, and Mr. Jarvis suggested having guards pull pool passes. Ms. French suggested going through the pool records at the end of the season and seeing how many delinquent residents were entering the pool.

Neighborhood Watch Committee: Mr. Tremols stated they had a successful “National Night Out” on August 4th. There was a march from the pool house to the Tot Lot park and moon bounce, with police joining the community. Mr. Jarvis and the Neighborhood Watch Committee were thanked by the Board for an excellent job with this year’s National Night Out.

Communications Committee: No report was presented.

Pool and Recreation Committee: No report was presented.

VI. OLD BUSINESS:

Approval of Trash Contract: The Board reviewed and made changes to the contract.

An email was read regarding the yard waste collection waiver that is still in Schedule A. The Board discussed the wording of the waiver. Mr. Tremols stated that the Board needed more information and asked that Ms. Tschirhart speak with the service provider about the wording for the types of houses being contracted. There was a discussion concerning bins and replacements. Upon termination of the contract, the HOA would be responsible for any bins not returned at \$10 per bin, and the Board would like that changed/taken out.

Section IV: The Board did not want to take this type of liability, that of being responsible for the contractor employees negligence or criminal acts, and would like the entire section removed except the last sentence.

The Board discussed rate increases and pass-throughs, and how they would like it worded.

Mr. Tremols asked that the contract amendments be made as discussed.

Approval of Sealing/Stripping Contract: Mr. Jarvis noted that the total cost was \$14,100.00 for the company the Board liked the most, and then went through the reserve study and it was just under \$14,000.00. The Grounds Committee found the areas that needed the most work were Newport and Yorktown. Ms. Krahn confirmed the streets that were originally to be done are now scheduled for next year’s budget. The engineering study for next year is approximately \$19,000.00. The streets not being done this year should be added to next year, assuming they need it. Ms. Krahn stated there was a mistaken impression that in 2012 the entire neighborhood would be completely redone, including milling work. Mr. Jarvis said this would be done on three streets in 2012 (Yorktown, Mount Airey, and Butterfield). There was further discussion of a time line and amount of work to be done on streets currently and in the future, using the engineering study as a guideline.

The Board discussed the various contracts to be considered. Mr. Jarvis would like to utilize Chamberlain's and include the extras (Options on page B33 and B34). The Board discussed the options and considered the added cost. Extending the life of the streets utilizing the options was also discussed.

MOTION: Mr. Jarvis moved, Ms. French seconded, to accept Chamberlain Contractors, Inc., to do the contracted Sealing/Stripping, including the two Options 1's. The motion passed unanimously (5-0-0).

Traffic Calming: Mr. Jarvis asked if the Board wanted to pursue taking control of who is allowed to park on Lafayette Village Drive, which has been designated a community parking district. Board members would like to see this in writing. Mr. Tremols asked Ms. Tschirhart to contact Supervisor Gross' office for necessary steps, and to place under New Business for future meetings and discussed options of signs, hang tags, stickers, and placing information in the newsletter. The focus is to keep commercial vehicles and trailers off the street.

VII. NEW BUSINESS:

Overgrown Front Yard Trees: Mr. Jarvis looked at the one tree that came up previously and he plans to speak to the owner. His is concerned that it will fall on the owner's car and feels the tree needs to be removed. Mr. Jarvis noted 8 tree limbs hanging over sidewalks. He suggested sending letters to homeowners telling them they need to be trimmed and asking what they prefer. There was a discussion as to whether they should have the cut off be 6 or 8 feet. All members of the Board agreed the Grounds Committee should review the issue and make a recommendation.

HOT Lanes Reforestation and Landscaping: This will be discussed at the Grounds Committee meeting.

Homeowner Requests to Change Parking Spots: A new policy of towing for delinquencies/non-payment of dues was started. Having done this, the HOA found out that some neighbors have been switching spots without notification or consent by the Association. Two cars were towed where the residents had switched spots with a delinquent owner. The Board discussed changing the policy that is on the website which states neighbors can switch parking spots until one of the neighbors moves. In the future, the Board would like written notice of any parking space changes by both homeowners involved.

Board Seats: Two seats will be up for election. Ms. French stated she will be stepping down. Mr. Tremols and Mr. Walsh volunteered to serve on a Nominating Committee and Ms. Krahn stated she would help.

MOTION: Mr. Jarvis moved, Ms. French seconded, to accept Mr. Tremols and Mr. Walsh to the Nominating Committee. The motion passed unanimously (5-0-0).

Mr. Tremols appointed Mr. Walsh Chair of the Nominating Committee.

VIII. ACTION ITEM REVIEW: Ms. Tschirhart reviewed the action items:

- 1) Have American Disposal revise contract.
- 2) Get sealing/stripping scheduled.
- 3) Contact Bladerunners about Ms. Kennedy's property.
- 4) Contact Penny Gross to restrict parking on Lafayette Village Drive.
- 5) Research the legal bill and find out why there is a credit.
- 6) Give list of delinquencies to pool.
- 7) Let homeowners know that if they change parking spots they are required to let the HOA know of the change.
- 8) Review parking policy.

MOTION: Mr. Jarvis moved, Ms. French seconded, that the Board move into Executive Session. The motion passed unanimously (5-0-0).

The Board rose from Executive Session at 9:06pm and directed the management company to monitor ACC violations at home of owner who appeared and make sure violations are corrected within 60 days.

IX. ADJOURNMENT:

MOTION: Mr. Jarvis moved, Ms. French seconded, to adjourn the Board of Directors meeting at 9:07 p.m. The motion passed unanimously (5-0-0).

Respectfully Submitted,

E.J.Jarvis II
Secretary