

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, December 8, 2014
Woodburn Elementary School
3401 Hemlock Drive, Falls Church, VA 22042**

BOARD MEMBERS PRESENT:

Carl Iddings, President
John Alexander, Vice President
James Franklin, Treasurer
J. Gaston, Secretary

BOARD MEMBERS ABSENT:

Kathie French, Member at Large

OTHERS PRESENT:

Anne Sansbury
Amanda Sansbury
Chris Schetter
Dale Edwards, Sequoia Management
Chris Collins, Recording Secretary, Northern Virginia Minutes

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:00 p.m. and confirmed a quorum.

II. CITIZENS' COMMENTS:

There were no comments from citizens.

III. APPROVAL OF MINUTES:

MOTION: Mr. Franklin moved, Mr. Gaston seconded, to approve the minutes of the November 10, 2014 Board meeting as amended. The motion passed unanimously (4-0-0).

IV. PRESIDENT'S COMMENTS:

Mr. Iddings reported that January 19, 2015 is the MLK Day of Service. He proposed holding another food drive as the association's day of service. The Board agreed.

Mr. Iddings discussed the status of the property at 7842 Ashley Glen Road. He noted that some work has been performed on the townhouse. Management has sent an extensive set of ACC violation notices to the listed owner and have posted those violations on the front door of the townhouse as well. Mr. Franklin will contact the association's Wells Fargo representative for information on the current owner of the property.

An open house thank you party will be held to honor Jay Jarvis' years of service to LVCA on January 25 from 2:00 to 4:00 p.m. to wish him well in his move to California.

Lastly, Mr. Iddings reported that there will be a holiday decorations contest for the community. The winners will be announced in late December. The Board will review the decorations and identify the winners.

V. MANAGEMENT REPORT

Mr. Edwards reported that new violation letters went out to the bank that owns 7842 Ashley Glen Road.

VI. COMMITTEE REPORTS:

Architectural Control Committee: No report was given. 2015 inspections will occur in March.

Communications Committee: Mr. Iddings reported that next newsletter will be out sometime this week.

Grounds Committee: No report was given.

Neighborhood Watch Committee: No report was given.

Pool & Recreation Committee: No report was given.

Finance Committee: Mr. Franklin reported that he would like to discuss the next reserve study at the March Board meeting. Mr. Iddings stated that he recently learned that the association is required to incorporate components of the most recent reserve study in its budget per Virginia law. Mr. Franklin confirmed that the association is in compliance, as the association's 35 year plan was attached to the 2015 budget, and homeowners have been informed as to where they can find the current reserve study. Lastly, Mr. Franklin noted that he will propose moving some equity into higher interest bearing accounts. He asked Mr. Edwards to speak with Vince Hughes of Sequoia about cash flow in March.

Fairfax Federation: Mr. Iddings reported that Amanda Sansbury will be unable to serve as the liaison to the Federation as her work schedule will not allow it. He will search for a new representative.

VII. OLD BUSINESS:

Deer Hunting Update: Mr. Iddings reported that Suburban White Tail Deer Management has had 5 hunts on the property and has taken down one deer.

VIII. NEW BUSINESS:

Pool Hot Water Replacement: The Board reviewed the proposal provided by Atlantic Pools and asked Sequoia Management to solicit proposals from 2-3 other contractors (to include a service agreement).

Discussion: Surveying Boundaries of the Community Property on Trammell Road: The Board discussed the benefits of determining the exact boundaries of the small piece of land on the north side of Trammell Road that LVCA owns. Mr. Edwards will solicit a quote from a surveying company that he has used. Mr. Iddings advised that Management should engage the company if their quote is under \$500.00.

IX. ACTION ITEMS:

- Send collections policy to homeowners who pay their dues through electronic funds transfers
- Contact Vince Hughes regarding cash flow projections for the March timeframe
- Solicit two proposals (including service agreements) for the pool hot water heater replacement
- Solicit quote from surveyor to stake boundaries on the piece of land on the north side of Trammell Road that LVCA owns
- Mr. Franklin is to contact Wells Fargo for information about the current owner of 7842 Ashley Glen Road
- Set 2015 Board meeting dates with the elementary school

X. ADJOURNMENT:

There being no further business, Mr. Iddings adjourned the Regular Session of the Board meeting 7:45 p.m. to convene an Executive Session.

XI. EXECUTIVE SESSION

The Board entered into Executive Session at 7:45 p.m. The Board heard complaints from a resident regarding activities by residents of a neighboring unit that impact his family and proper enjoyment of his home. Law enforcement has been involved. The unit has several ACC violations. After extensive discussion by the Board, Mr. Iddings will contact the Association's attorney for advice on how to address the situation.

The Board also reviewed two homeowner accounts that are in arrears for payment of dues and scheduled these accounts for hearings at the January 2015 meeting. There being no further business, the Board rose from Executive Session at 8:15 p.m., reported its deliberations, and adjourned the meeting.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held January 12, 2015, are hereby submitted as FINAL.

Respectfully,

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