

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

**Monday, February 6, 2012
Mason District Government Center**

BOARD MEMBERS PRESENT:

Carl Iddings	President
John Alexander	Vice President
Jay Jarvis	Treasurer
Hattie Walden	Member At Large

ABSENT:

Nathan Garcia	Secretary
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OTHERS PRESENT:

Dale Edwards	Property Manager, Sequoia Management
Chris Collins	Recording Secretary, Minute-By-Minute

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:02 p.m. and confirmed the presence of a quorum. Mr. Iddings also noted that Hattie Walden would be taping the meeting.

II. CITIZENS' COMMENTS:

Linda Boone asked that the Grounds Committee take a look at the pine tree at the center of her neighbor's fence.

III. APPROVAL OF MINUTES:

MOTION: Mr. Jarvis moved, Mr. Alexander seconded, to approve the minutes of the January 9, 2012 Board meeting. The motion passed unanimously (4-0-0).

IV. PRESIDENT'S COMMENTS:

Mr. Iddings did not give a formal report.

V. MANAGEMENT COMPANY REPORT:

Mr. Edwards reported that a full audit is being prepared by Goldklang and will be completed in a couple of weeks. He also reported that all new pool passes will be distributed this year. He noted that the trash bin on Lafayette Village Drive has been repaired, and that some streetlights that needed to be repaired or replaced were identified. The basketball court needs to be seal coated and painted.

VI. COMMITTEE REPORTS:

ACC: Ms. Cutter reported that the committee met twice last month. She noted that some of the wording in the current ACC guidelines has been updated. She also reported that spring inspections will start on March 15th.

Communications: Mr. Iddings reported that the next newsletter will go out sometime this week.

Grounds: Mr. Alexander reported that the committee has been compiling a list of current projects. They have recommended that the basketball hoops be replaced and would like a new picnic table with benches to be installed at the basketball courts. Mr. Edwards will research pricing. Mr. Alexander also asked him to price trash cans (with a doggie bag stand) for Trammell Road. The committee recommends that the trash can at the tot lot be replaced, and also requested pricing for replacing the privacy fence outside the restrooms at the pool. Mr. Alexander requested that sidewalk shoveling be included in the next snow removal contract for Lafayette Village Drive. The committee recommends waiting to repave community streets until the next Reserves Study is completed.

Neighborhood Watch: Mr. Iddings reported that there was a meeting last month and that patrols will be increased in the community.

Pool & Recreation: Mr. Iddings reported that Atlantic Pool Management recommended applying a new whitecoat to both the main pool and the baby pool, as well as replacing the blue tile around the main pool. Atlantic Pool Management will provide a proposal for this work.

Finance: Mr. Jarvis reported The Finance Committee met January 29th to consider a Board resolution dealing with possible changes to the 2012 budget. The committee recommends adding a expense line item for the community garden. The committee recommended waiting to consider changes to the budget dealing with potential grants until such time as grants may be approved for LVCA. A review of the unaudited year end report, provided by the community's previous management company, shows cash for reserves and operating expenses as of the end of 2011 in the amount of \$689,055. After expenses and depositing planned reserve savings for 2011, LVCA shows a \$42,937 surplus for the year, on income of \$405,727. He noted Lafayette Village appears to have a very firm financial footing.

Fairfax Federation: Linda Boone reported that the federation met in January for a school budget presentation. The budget will be worked on in February and March and will go to a public hearing in April. She also noted that there is a survey to complete if residents would like to give input on hiring a new County Executive.

VII. OLD BUSINESS:

Parking Task Force: There was no update to report.

Standard Operating Procedures: Ms. Walden emailed another draft to the Board. She noted that it needs some refining. She incorporated recommendations from the Association attorney, ACC and the Pool Committee.

Mrs. Walden presented a document to the Board from the Community Association Institute (CAI), entitled Rights and Responsibilities for a Better Community, and requested that the Board consider it as an extension to the Standard Operating Procedure document.

Lawsuit Against VDOT:

MOTION: Mr. Jarvis moved, Mr. Alexander seconded, that the Board of Directors of Lafayette Village Community Association (LVCA) accepts as full and complete settlement for land taken from LVCA by the Commonwealth Transportation Commissioner of Virginia for widening of the Beltway, the amount of fifty thousand dollars (\$50,000.00) less the amount already paid to LVCA, twenty three thousand, two hundred, sixty nine dollars (\$23, 269.00). The motion passed unanimously (4-0-0).

Status of Grant Applications: Mr. Iddings reported that he should hear something on or about February 17th.

Technical Amendment to FY2012 Budget:

MOTION: Mr. Iddings moved, Mr. Jarvis seconded, that the Board of Directors of the LVCA 2012 Approved Budget is hereby amended with the addition of the following Maintenance line item and update to Maintenance Expenses line item 6090:

Account	Description	FY12 Proposed Budget	Projected 12/31/11	Actual 7/31/2011	FY11 Approved Budget
6060	Garden Expenses	\$250	\$0	\$0	\$0
6090	Contingency	\$2,750	\$0	\$0	\$4,885

The motion passed unanimously (4-0-0).

VIII. NEW BUSINESS:

Towing Contract:

MOTION: Mr. Iddings moved, Mr. Jarvis seconded, to authorize the President to execute the new contract with Dominion Towing dated February 2, 2012. The motion passed unanimously (4-0-0).

Approval of Welcome Letter:

MOTION: Mr. Iddings moved, Mr. Alexander seconded, to approve the Welcome Letter dated January 9, 2012, as amended, and direct the management company to include the Welcome Letter in the resale packet prepared for new homeowners in Lafayette Village. The motion passed unanimously (4-0-0).

Acceptance of ACC Guidelines:

MOTION: Mr. Iddings moved, Mr. Alexander seconded, to accept the ACC Guidelines revised in February 2012 and direct that they be posted on the LVCA website, provided to the management company as the basis of the upcoming 2012 Spring inspections, and publicized to the residents and homeowners through the LVCA Newsletter and mailing list. The motion passed unanimously (4-0-0).

Discussion Community Street Repaving- Per 2008 Reserve Study:

MOTION: Mr. Jarvis moved, Mr. Iddings seconded, to accept the recommendation of the Grounds Committee to defer community street repaving until the next Reserve Study is done in 2013. The motion passed (3-1-0) with Ms. Walden opposed.

Prior to voting on the motion the board discussed the 2008 Reserve study and the Board's earlier decision to increase reserve contributions to properly fund projects in the Reserve study. The Board also discussed the pros and cons of waiting for the results of the required 2013 Reserve Study. Mrs. Walden also explained why she opposed deferring the street maintenance.

Semi Annual Meeting: There was a discussion on whom to invite to be a speaker.

Committee Appointment:

MOTION: Mr. Alexander moved, Mr. Iddings seconded, to appoint Courtney Gorham to the Grounds Committee. The motion passed unanimously (4-0-0).

Ribbon Cutting Ceremony for Bridge: The ceremony will take place on Sunday, March 4th at 2:00 p.m. The rain date will be March 11th.

Discussion on How to Correct Coupon Book Error: Management will reprint new ones and ask residents to disregard the old ones.

Consideration of Joining Community Associations Institute:

MOTION: Mr. Iddings moved, Mr. Jarvis seconded, that the Association join Community Association Institute for one year for 3 members at a cost of \$275.00. The motion passed unanimously (4-0-0).

IX. ACTION ITEMS REVIEW CREATED AT THE MEETING

- New trash can pricing
- Look at tot lot trash can
- Look at fence near bathrooms at the pool
- Scan copy of legal status report
- Draft letter for coupon books
- Quote for pool passes
- Sign up with CAI

X. RECESS

Mr. Iddings recessed the meeting for 5 minutes pending an Executive Session

XI EXECUTIVE SESSION

The Board went into Executive Session to discuss individual homeowner accounts. The Board rose from Executive Session and reminded the management company to follow up on certain homeowners who are in arrears and to arrange for a hearing to removing paring privileges for any owner more than \$1,000 in arrears.

XI. ADJOURNMENT:

Mr. Iddings adjourned the Regular Session of the Board meeting at 8:46 p.m.

Respectfully Submitted

Nathan R. Garcia
Secretary