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3 LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

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5 **BOARD OF DIRECTORS MEETING**

6  
7 **OCTOBER 10, 2005**

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10 **Mason District Government Center**  
11 **6507 Columbia Pike**  
12 **Falls Church, Virginia 22042**  
13 **8:45 P.M.**

14  
15 **BOARD MEMBERS**

16  
17 **MARY MCFADDEN** **PRESIDENT**  
18 **JOAQUIN TREMOLS** **VICE PRESIDENT**  
19 **LINDA BOONE** **TREASURER**  
20 **CARL IDDINGS** **MEMBER AT LARGE**

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22 **COMMITTEE CHAIRS**

23  
24 **LINDA WITHAM** **POOL RECREATION CHAIR**

25  
26 **MANAGEMENT ATTENDEES**

27  
28 **DAVE CICCARELLI** **MANAGEMENT AGENT**  
29 **LESA POWELL** **MANAGEMENT AGENT**  
30 **LAURA WILSON** **RECORDING SECRETARY**

31  
32 **TWO HOMEOWNERS IN ATTENDANCE**

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34 **I. CALL TO ORDER**

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36 The meeting was called to order at 8:45 p.m. by Ms. McFadden. This was an official  
37 meeting with an official quorum.

38  
39 **II. APPROVAL OF PRIOR MEETING MINUTES**

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41 **Upon a motion made by Ms. Boone and seconded by Ms. McFadden, the Board**  
42 **verified the August minutes to be placed on record as unofficial due to no quorum**  
43 **being present at the August meeting.**

44  
45 **The September minutes were not available for approval at this time.**

47 **III. OWNER/RESIDENT INQUIRIES**

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49 There were no owner inquiries at this time.

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51 **IV. REPORTS OF OFFICES AND COMMITTEE CHAIRS**

52

53 **A. ACC/Grounds Committee:**

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55 Ms. McFadden wanted to confirm that Ms. Powell and the ACC Chair have scheduled the  
56 fall walkthrough. Ms. McFadden said that it appeared that some of the tree trimming was  
57 done on dead trees. Ms. McFadden was concerned and requested Mr. Tremols check  
58 with Ms. Walden, ACC/Grounds Committee Chair on that issue. Mr. Iddings mentioned  
59 that he had been walking behind Byrds Nest Pass and noticed that there is some  
60 additional erosion related to cable company work, in addition to the large sink hole  
61 behind 7801 Byrds Nest Pass and also mentioned that there is a retaining wall behind  
62 Hampton Village that needs to be looked at.

63

64 **B. Pool/Recreation Committee:**

65

66 Ms. McFadden discussed the subject of posting "Children Playing" signs. Ms. Witham  
67 said she would follow up with VDOT and Supervisor Gross' office on the signs. With  
68 regard to the Tot Lot fence, Ms. Powell wanted feedback from the Board on the bid. The  
69 Board was presented with proposals from two different fencing companies. Ms. Boone  
70 asked if a fence was really necessary at a cost of \$442.00 noting that it's more of a  
71 preference than a requirement. Owner Jeanette Smith stated that there are schools in the  
72 area that do not have their playgrounds fenced in and that she does not think it is a  
73 necessary expenditure. Mr. Tremols said that the railroad ties would be exposed and kids  
74 could trip, the wood chips will not be contained, etc. Mr. Iddings stated that a fence  
75 would help to separate smaller children from the older children playing in the field beside  
76 the Tot Lot. Ms. McFadden asked LMA if they have been happy in the past with Flores  
77 Fencing. There was discussion on the two different proposals.

78

79 **Upon a motion made by Mr. Iddings and seconded by Mr. Tremols, the Board voted**  
80 **to accept Beitzel Fencing's proposal. The motion passed (3-1-0), with Ms. Boone**  
81 **voting against.**

82

83 **C. Finance Committee:**

84

85 Ms. Boone asked if any of the assessment fees had been waived. There is a list provided  
86 by Armstrong that needs to be considered. Ms. McFadden stated that she was under the  
87 impression that the Finance Committee was going to make a blanket ruling on that issue.  
88 Ms. Boone stated that the Finance Committee will review the list. There was discussion  
89 on how LMA is to address the late fee list that was provided by Armstrong. Ms. Boone  
90 said it was understood that homeowners that were charged repeated late fees for the same  
91 late payment should only be charged one late fee.

92

93 Mr. Ciccarelli from LMA noticed some inaccuracies in the budget and wanted to double  
94 check them with the Board. He also stated that the budget should not be approved by a  
95 motion from the community that it is a Board approved motion. He suggests that we go  
96 through one final scrub of the budget so that everyone was comfortable. Ms. McFadden  
97 said that there are some minor changes to be made. Ms. McFadden stated an important  
98 thing to note is that we have received great feedback from the community on the budget  
99 but in essence agreed with Mr. Ciccarelli that the Board should approve the budget. Mr.  
100 Iddings proposed that the budget be updated with accurate numbers and approved at the  
101 next meeting. There was discussion on whether the homeowners should have a hand in  
102 approval of the minutes versus them being approved by the Board only. Ms. McFadden  
103 agreed with owner Jeanette Smith that the community should make the recommendation  
104 to approve the budget and then the Board will hold the official vote.

105

106 Mr. Iddings asked the Board how it felt about assigning line numbers to the budget lines  
107 in the budget. There was discussion over assigning line numbers to budget lines between  
108 LMA and the Finance Committee.

109

110 **D. Neighborhood Watch:**

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112 No report was provided.

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114 **E. Newsletter/Website Committee:**

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116 No report was provided.

117

118 **F. RFP Committee:**

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120 No report was provided.

121

122 **V. OLD/UNFINISHED BUSINESS:**

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124 **A. Transition from Armstrong to LMA:**

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126 Ms. McFadden asked LMA how they were going to finalize the transition from  
127 Armstrong to LMA. Mr. Ciccarelli suggested that we deal directly with the CEO of  
128 Armstrong Ms. McFadden has been in contact with Wayne McCreedy and that has not  
129 worked. Ms. McFadden stated that we need to get this addressed and that she will  
130 contact Armstrong Management again. Mr. Ciccarelli said that we currently do not have  
131 bank statements and we do not have visibility into 2005 and 2004 actions because  
132 Armstrong has not handed them over. Mr. Iddings said to please start documenting  
133 everything we have with Armstrong. He also said that if the situation does not improve  
134 in a couple of weeks the situation will have to be addressed with Legal Counsel.

135

136 **B. Late Fee Resolution:**

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138 Ms. Boone said she will have the late fee resolution next month. She stated that the  
139 assessment is due on the 1<sup>st</sup> and is late after the 15<sup>th</sup>. After thirty (30) days it is  
140 considered delinquent and the owner has a loss of privileges and is charged interest but  
141 will not be charged an additional late fee. Ms. Boone said that she would get the  
142 language to the Board. Ms. McFadden said that items were being sent to Legal Counsel  
143 that do not need legal review. Mr. Ciccarelli and Ms. Boone agreed to meet later to  
144 discuss the late fee resolution.

145

146 **VI. NEW BUSINESS:**

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148 **A. Board Positions:**

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150 There was discussion as to who should take what positions on the Board.

151

152 **Upon a motion made by Mr. Tremols and seconded by Ms. McFadden, Ms.**  
153 **McFadden was elected as President, Mr. Tremols would remain Vice President, Ms.**  
154 **Boone would remain Treasurer, Mr. Iddings was elected as Secretary and Ms.**  
155 **French was elected as Member at Large. The motion passed (4-0-0).**

156

157 **B. Minutes:**

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159 Minute-By-Minute will send Mr. Iddings the draft minutes, Mr. Iddings will collect all  
160 the changes from the Board and will then send the edited minutes back to Minute-By-  
161 Minute for the final version so that the Board can approve the prior meeting minutes at  
162 the next meeting.

163

164 **C. Action Item list:**

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166 There was a review of the action item list between LMA and the Board. Ms. McFadden  
167 encouraged LMA to contact the Government Center (Supervisor Gross' office) so we  
168 could continue having our meetings on the second Monday of each month.

169

170 There was discussion over the snow removal proposal for LVCA.

171

172 **Upon a motion made by Ms. Boone and seconded by Mr. Tremols, Springfield**  
173 **Nursery's proposal was accepted. The motion was passed (4-0).**

174

175 There was discussion on the fence proposal for the baby pool and it was decided to put a  
176 hold on the fence bids at this time. There was further discussion on the action item list.  
177 Mr. Ciccarelli suggested talking with Doody Calls to get a proposal on how much it  
178 would cost to clean up around the community twice a month, noting that getting a bid is  
179 free, and suggested seeing what they offer the Association and go from there.

180

181 Ms. Boone asked if the Board needed to ratify the action to remove trees from the  
182 basketball court.

183

184 **Upon a motion made by Ms. Boone and seconded by Mr. Tremols, it was approved**  
185 **to ratify the removal of the trees at the basketball court. The motion was passed (4-**  
186 **0-0).**

187

188 There was discussion over the sinkhole between LMA and the Board. LMA is handling  
189 the issue.

190

191 **VII. MANAGEMENT REPORT**

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193 No report was provided.

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195 **VIII: EXECUTIVE SESSION:**

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197 There was no Executive Session.

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199 **IX: ADJOURNMENT:**

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201 **Upon a motion made by Ms. McFadden, the Board of Directors unanimously agreed**  
202 **to adjourn the October 10, 2005 meeting at 10:00 p.m.**

203

204 **Respectfully submitted:**

205

206

207 **Laura C.T. Wilson**