

1 **LAFAYETTE VILLAGE COMMUNITY ASSOCIATION**

2
3 **2008 ANNUAL MEETING**
4 **October 16, 2008**

5
6 **Immanuel United Church**
7 **7901 Heritage Drive**
8 **Annandale, Virginia**

9
10 **7:00 p.m.**

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13 **BOARD MEMBERS PRESENT:**

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15 Joaquin Tremols President
16 Kathie French Vice President
17 Sean Walsh Treasurer
18 Jay Jarvis Secretary
19 Michele Krahn Member at Large

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21 **MANAGEMENT COMPANY ATTENDEES:**

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23 Diane Tschirhart Property Manager, KPA
24 Sandra Pickron Recording Secretary, Minute-By-Minute

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26 **I. CALL TO ORDER:**

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28 Mr. Tremols called the 2008 Annual Meeting of Lafayette Village Community
29 Association to order at 7:16 p.m.

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31 **II. PROOF OF NOTICE AND QUORUM:**

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33 Mr. Tremols reported that the proof of notice was mailed to all homeowners and posted
34 on the website. Ms. Tschirhart reported a quorum of 10.395% of unit owners were
35 present or represented by proxy.

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37 **III. APPROVAL OF 2007 ANNUAL MEETING MINUTES:**

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39 **MOTION: A resident moved, a resident seconded, to approve the 2007 Annual**
40 **Meeting minutes. The motion passed by acclamation.**

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46 **IV. OFFICER/DIRECTOR REPORTS:**

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48 President's Report

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50 Mr. Tremols reported that the Association continues to struggle with VDOT and the
51 issues surrounding the sound barrier. He stated that the Association has hired an
52 independent consultant to perform a sound study and further added that Mr. Iddings, the
53 Association's point of contact, would be providing an update on the sound barriers later
54 in the meeting. Lastly, Mr. Tremols stated that the reserve study would also be
55 discussed.

56

57 **V. COMMITTEE REPORTS:**

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59 Grounds Committee

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61 Mr. Jarvis thanked the committee members for their hard work and efforts throughout the
62 year and stated that the committee worked on spraying for bamboo, implementing a green
63 environment, continued to resolve the erosion issues, trimmed the lower limbs on some
64 of the trees, and removed some of the dead trees on the property.

65

66 Neighborhood Watch Committee

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68 Mr. Jarvis reported on behalf of the Neighborhood Watch Committee. He stated that
69 there has been reported vandalism to cars, including break-ins, particularly on Lafayette
70 Village Drive. Additionally, Mr. Jarvis reported that a few homeless individuals erected
71 tents on the south side of the park. The incident was reported to the police and the tents
72 have been removed.

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74 Pool Committee

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76 Ms. Witham reported that the Board would incur additional expenses next year because
77 of the new laws.

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79 **III. ELECTION OF DIRECTORS:**

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81 Mr. Tremols stated that Linda Boone, Terry Clark and Jay Jarvis were appointed to serve
82 on the Nominating Committee. The Nominating Committee put forth the name of Sean
83 Walsh as a Board Member

84

85 Mr. Tremols stated that there was only one position up for election. He asked if there
86 were any nominations from the floor. There were no other nominations.

87

88 **Sean Walsh was elected to the Board of Directors by acclamation.**

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90 **IV. PRESENTATIONS:**

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92 VDOT Hot Lane Update

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94 Carl Iddings provided an update on the sound barrier study performed by VDOT. He
95 stated that VDOT performed the sound study using two standards for noise abatement
96 and since the Association was not pleased with the results of the sound study, the
97 Association contracted Wyle Laboratories to conduct an independent sound study, which
98 unfortunately, was in agreement with the sound study performed by VDOT. He stated
99 that the Association has two options: (1) request that VDOT review its barrier design by
100 addressing the noise levels at 4020 Lafayette Village Drive or (2) the Association can ask
101 local elected officials to ask VDOT to conform to Fairfax County noise abatement
102 standards.

103

104 Reserve Study/2009 Budget

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106 Sean Walsh discussed the Reserve Study. He stated that the Reserve Study is being
107 prepared by Miller-Dodson Associates, and consists of Miller-Dodson coming in and
108 looking at items and then advising the Association as to what items need to be replaced.
109 In addition, Mr. Walsh reviewed the 2009 budget and reported that ideally the reserves
110 should be at \$75,000.00 each year; however, currently the amount in the reserves is
111 approximately \$44,000.00. Mr. Walsh said that in order to increase the reserves the
112 Association will have to increase assessments by 10% for the upcoming year.

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114 **V. ADJOURNMENT:**

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116 There being no further businesses the Board adjourned the 2008 Lafayette Village
117 Community Association Annual Meeting at 9:18 p.m.

118

119 Respectfully Submitted,

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121

122 E.J.Jarvis II

123 Secretary