

Approved 12/12/2011

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, November 14, 2011
Mason District Government Center**

BOARD MEMBERS PRESENT:

Carl Iddings, President
John Alexander, Vice President
Jay Jarvis, Treasurer
Nathan Garcia, Secretary
Hattie Walden, Member At Large

OTHERS PRESENT:

Diane Tschirhart Property Manager, KPA
Chris Collins Recording Secretary, Minute-By-Minute
Angela Cutter ACC Chair

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:02 p.m.

II. CITIZEN'S COMMENTS:

Allen Story of Butterfield Lane raised an issue regarding spending on trees, whereby he felt that we have enough trees for the time being. In addition, Mr Story felt that, in light of the just over \$140,000.00 spent on trees over the past six years, this single budget line account should be broken down more specifically. Mr. Story added that his concerns are for accounts 6055 and 6056.

Lisa Connolly inquired about the deer management vehicle she observed on Lafayette Village Community property, and further stated that her understanding was that the Association discontinued their services. Mr. Iddings responded that individual owners can allow deer management services to hunt on their property, and Ms. Tschirhart volunteered to further investigate their presence within Lafayette Village Community.

III. APPROVAL OF MINUTES:

Approval of the minutes of the September 12, 2011 Board meeting was postponed until the December Board meeting.

MOTION: Mr. Alexander moved, Mr. Garcia seconded, to approve the minutes of the October 3, 2011 organizational meeting as presented. The motion passed unanimously* (4-0-0).

MOTION: Mr. Alexander moved, Mr. Garcia seconded to approve the minutes of the October 20, 2011 special Board meeting as presented. The motion passed unanimously* (4-0-0).

* Mr. Jarvis had not yet arrived.

IV. PRESIDENT'S COMMENTS:

Mr. Iddings reported that the clothing drop box on the S curve has been removed. He recognized Mr. Jarvis' efforts in accomplishing this task.

Mr. Iddings reported that the Board authorized the Grounds Committee to submit a grant proposal to Fairfax County for community enhancement, and should hear back on this in February. He also stated that there are additional grant opportunities for community projects through Fluor Lane Trans urban, the developer and manager of the HOT Lanes, and suggested that the Grounds Committee submit a proposal for additional grant funding through the organization (up to \$5,000.00).

Mr. Iddings stated that funds were set aside for landscaping projects in communities affected by HOT Lane construction activity. Mr. Iddings stated that the entrance and access road to Lafayette Village Community were identified as one of the ten impact areas throughout the region that will receive special attention for landscaping, and that the Board will notify residents when the landscaping concept plan has been released for community review.

Mr. Iddings appointed the following residents as committee chairs:

- ACC – Angela Cutter
- Grounds – John Alexander
- Pool & Recreation – Lisa Connolly
- Neighborhood Watch – Fred Saah
- Communications – Carl Iddings
- Liaison to Fairfax Federation – Linda Boone

V. MANAGEMENT COMPANY REPORT:

Ms. Tschirhart stated that there is an issue on the agenda for Board consideration relating to how excess assessment income should be addressed for tax purposes. She also reported that there are several hearings scheduled for the evening.

VI. COMMITTEE REPORTS:

ACC: Ms. Cutter reported that the committee has been busy fielding questions from residents regarding citations, and asked the Board to consider having a committee member present during the hearings. Mr. Iddings approved this request under the condition that if a resident objects, the ACC committee member will be asked to leave the hearing.

Communications: Mr. Iddings reported that the next newsletter will go out the first weekend in December. The deadline for articles is November 28th.

Grounds: Mr. Alexander reported Big Steve Tree Care won the RFP and that work has started. So far, the downed trees have been removed, and other trees have been trimmed. Mr. Alexander also noted that the materials for the bridge over the gully need to be purchased. The committee has received a proposal to replace three 14 foot lamp posts with 10 foot lamp posts, the total cost of which is \$5,250.00. This expenditure would be spread out over the next couple years. Mr. Alexander also reported that the committee would like to plant trees near the tot lot for summer shade. A proposal for black gum trees has been received in the amount of \$2,500.00 for the purchase, planting and watering of the trees. The committee has also been in touch with landscaping companies to submit ideas for landscaping the hill leading down to Trammell Road. Last, Mr. Alexander reported that mailboxes have been replaced, leaving two more to be replaced next year.

Neighborhood Watch: Mr. Iddings reported for committee chair Fred Saah that committee activity has been quiet, but is expected to escalate in the spring.

Pool & Recreation: Ms. Connolly reported that she expects committee activity to be quiet until February.

Finance: No report was given.

Fairfax Federation: Ms. Boone reported that the next meeting is scheduled for Thursday, November 17th. The topic for this meeting will be the legislative agenda. She has requested guidance from the Board on how to vote on the various legislative issues.

VII. OLD BUSINESS:

Parking Task Force: Mr. Alexander presented the task force's recommendations for parking regulations.

MOTION: Mr. Jarvis moved, Mr. Iddings seconded, to request that the Parking Task Force incorporate its recommended regulations into existing parking rules, and present it to the Board of Directors at the December meeting. The motion passed unanimously (5-0-0).

Standard Operating Procedures: Ms. Walden stated that the project was on hold while the Board searched for a new management company. She has now returned to the project and is updating the document with the edits and recommendations received from the HOA Attorney, as well as any additional edits from committee chairs. A draft will be presented to the Board at a future date.

Dominion Power Proposal for New Light on Mt. Airey: Dominion Power will do another survey and submit a new proposal. Ms. Tschirhart will oversee this matter.

Tree Planting Proposal: Blade Runners will plant two (2) black gum trees around the tot lot. Purchase, planting and watering for two years is included in the contract. The expenditure was previously approved by the Board.

VIII. NEW BUSINESS:

Regulation Governing Member Recording of Board Meetings:

MOTION: Mr. Jarvis moved, Mr. Iddings seconded that:

Whereas, the Virginia Code Section 55-510.1 Meetings of the board of directors states that “Any member may record any portion of a meeting required to be open.”

And whereas, the Virginia Code Section 55-510 also states that “The board of directors or subcommittee or other committee thereof conducting the meeting may adopt rules (i) governing the placement and use of equipment necessary for recording a meeting to prevent interference with the proceedings and (ii) requiring the member recording the meeting to provide notice that the meeting is being recorded.”

Now therefore be it resolved by the Board of Directors of Lafayette Village Community Association that the following regulations governing member recordings of Board meeting, Annual and Semi-Annual meetings, or meetings of Lafayette Village Community Association committees are hereby adopted:

- 1. The member choosing to record a Board, membership, or committee meeting must notify the Board or members of the committee in writing or via email at least 3 days before the Board or committee meeting.**
- 2. The President, committee chair, or presiding officer of the meeting will announce at the start of the meeting that the meeting is being recorded and will name the member recording the meeting.**
- 3. No special accommodations will be made for the recording device. The Member recording the meeting may meet with the President, committee chair, or presiding officer before the meeting to discuss placement of the recording device to ensure compliance with these regulations.**
- 4. The President, committee chair, or presiding officer will ensure that the meeting is not disrupted in any way by the presence of the recording device.**

And be it further resolved, that these regulations be published in the Association Newsletter and on the Association website, and be communicated to all committee chairs. The motion passed unanimously (5-0-0).

2012 LVCA Proposed Budget:

MOTION: Mr. Jarvis moved, Mr. Alexander seconded, that assessments for FY2012, starting on January 1, 2012, be unchanged from FY2011. The motion passed unanimously (5-0-0).

The proposed budget will be voted on at the December Board meeting.

Authorization of KPA to Transfer Start-up Funds to Sequoia Management:

MOTION: Mr. Jarvis moved, Mr. Alexander seconded, to authorize KPA to transfer \$5,000.00 to Sequoia Management for the purpose of establishing an LVCA operational account at Virginia Heritage Bank. The motion passed unanimously (5-0-0).

Appointment of President as Liaison to Sequoia Management:

MOTION: Mr. Jarvis moved, Mr. Alexander seconded, to appoint the President as liaison to Sequoia Management. The motion passed unanimously (5-0-0).

Appointment of Committee Members:

MOTION: Mr. Garcia moved, Mr. Alexander seconded, to appoint the following residents to serve on committees:

- **ACC – Penny Horsley, Terri Clark, Tina Snapp, Chas Ryan and Bob Rosenbaum.**
- **Grounds – Carl Iddings, Anne Sansbury, Jay Jarvis and Jack Thompson.**
- **Pool & Recreation – Chas Ryan**
- **Publications – DJ Terreri**
- **Neighborhood watch – Jim Lester, Linda Boone, Carl Iddings, Nathan Garcia, Maria Ugincius and Tina Snapp**
- **Finance – Shawn Howard, Sean Walsh, Hattie Walden, Kathie French and DJ Terreri**

The motion passed unanimously (5-0-0).

Financial:

MOTION: Mr. Jarvis moved, Mr. Alexander seconded, that LVCA elects to apply all excess assessment income to the following year's assessments at the Board's discretion. The motion passed unanimously (5-0-0).

Legislative Agenda – Fairfax Federation:

The Board directed Linda Boone to support Item 2 on the Fairfax Federation legislative agenda and to request that the Federation add to their 2013 legislative agenda, the issues of how HOA debts are treated during foreclosures.

IX. ACTION ITEMS REVIEW CREATED AT THE MEETING

- Contact deer management regarding their presence on Lafayette Village Community property
- Transfer \$5,000.00 to Sequoia Management
- Check with Jim Orlick to determine the consequences if KPA stops bill payment December 15th to facilitate quicker year-end close out.

X. EXECUTIVE SESSION

The board held ACC violation hearings for individual residents of Lafayette Village Community. Several of the residents in attendance were unclear on how to secure the exposed wires on the backs of their homes in accordance with ACC guidelines. The board agreed to waive all ACC violations relating to exposed wires in the rear of houses until spring 2012 on the grounds that the violation letters, and follow-up letters, were too vague and imprecise to allow homeowners to correct the violation successfully..

XI. ADJOURNMENT:

There being no further business to discuss, Mr. Iddings adjourned the meeting at 8:29 p.m.

Respectfully Submitted,
Nathan Garcia
Secretary