

Aspects to be considered in determining how to accomplish the paving include assessing whether or not it makes sense to do all the streets in one year. If this were done, the entire community would then be on a set schedule for repairs every 4-5 years. The Board will also need to consider whether to engage a civil engineer to manage the contract and work performance. This would ensure a high quality of work and that proper materials are used according to industry standards, while certainly increasing the overall project cost. The Grounds Committee will tentatively prepare a solicitation for issuance in March and award in April.

Another less complex solicitation will involve performing tree plantings along the 'S' curve on Lafayette Village Drive. This will be accomplished using funds from Fluor Lanes. The intent will be to tie our plantings into those being performed by the State of Virginia so as to provide a uniform appearance and hide the sound wall with Virginia Creeper vines.

Mr. Iddings also wanted to call the Director's attention to the substantial amount of dog excrement that is appearing along walk ways and in common areas. It is an ongoing situation for many communities. Mr. Iddings will approach DootyCalls, Inc., to potentially address clean-up on a periodic basis of all grounds. Should a homeowner be observed not cleaning up after their pet, the Board would send a letter to offending homeowners if they can be identified.

Mr. Iddings encouraged members of the Board to try to attend the annual CAI Convention on March 23, 2013, at the Washington, DC Convention Center. Many vendors will be present, particularly for laying asphalt, as well as many educational seminars.

IV. APPROVAL OF MINUTES:

Mr. Iddings noted three corrections that needed to be made in the minutes as submitted for the December 17, 2012 Board Meeting. On page 2, the vote count for appointing Mr. Alexander to the Board should be changed from (5-0-0) to (4-0-0). On page 6, Reserve Study paragraph, correct the spelling of Mrs. Baldry's name from Baldwin. Additionally, change 'paved' to 'cracks filled and sealed'.

MOTION: Mr. Alexander moved, Ms. Cutter seconded, to approve the December 17, 2012 regular session meeting minutes, as amended. The motion passed unanimously (4-0-0).

V. MANAGEMENT COMPANY REPORT:

Homeowner Reimbursement: One homeowner Kathleen Kennedy, 7811 Birds Nest, had requested reimbursement for lack of leaf removal. The leaves were removed by Blade Runners, but no reimbursement may be made to a homeowner for a service not provided to the association.

Pool Cover: Two quotes from one vendor for a winter pool cover were provided and reviewed by the Board. Additional quotes were requested.

Water Meter: Updated quotes from M&S and My Plumber to install piping for the new garden water meter were presented and reviewed.

Basketball Court: Mr. Edwards examined the small spider cracks in the new seal and had the contractor review the quality of the crack seal installed. Those types of small spider lines will frequently be present, and performance was within the parameters of contract. It will be re-evaluated in the spring.

Tree Maintenance: The tree maintenance list was forwarded to the selected contractor. Big Steve's Tree Service was chosen and will begin working on Jan 17.

Violation Notices: Mr. Alexander asked, when people call about their violations, is anything placed in a log to show that they contacted the company. Mr. Edwards explained that those are calls are typically not recorded unless there is something stated of note (request for extension, denial of condition, etc.). Mr. Edwards will re-inspect all violations in the system and advance all those not yet corrected to the next level of delinquency. At February meeting, he will have better understanding of the current state of open violations and present a report. He will also start recording other communications with homeowners about their violations.

Some violation letters are out and hearings will be scheduled for the February Meeting Executive Session. The Board has held 76 hearings over the last year, but very few homeowners have appeared.

Mr. Iddings will be meeting with Sequoia on January 18th at their offices to review their performance for the last year.

VI. COMMITTEE REPORTS:

ACC: The Committee did not meet in December. A new prospective member has been identified.

Communication: Mr. Iddings reported that the newsletter was sent, but it was late. The next newsletter should be sent at the end of January. Article deadline is January 28th for committee reports and any other content.

Grounds: Jay Jarvis was unable to be present. The Committee received four proposals in response to the tree maintenance Request for Proposal (RFP). One company was clearly the high bid, while the others were competitive. Though it was the second lowest bid, the Committee recommended award be made to Big Steve's Tree Service, given our past record of experience and satisfaction with their service.

MOTION: Via email, Mr. Iddings moved, Mr. Gaston seconded, to approve the award of the tree maintenance contract to Big Steve's in the amount of \$7,800. The motion passed unanimously (5-0-0).

Neighborhood Watch: The committee is on hiatus until April 2013.

Pool & Recreation: Ms. Conoly confirmed that the baby stations were installed in the bath house. Applications for pool passes will be included in the April/May newsletter. Ms. Conoly discussed the proposal received for purchase and installation of a pool cover for the main pool. The cover will prevent most debris and rodents from getting in the pool, help the whitecoat last longer, reduce cleanup costs, and preserve the quality of the pool from acid in leaves. One cover had an 18" overlap on the pool apron, and the second had a 24" overlap. The proposed amounts were \$7,225.00 and \$7,825.00, respectively. These are comparable bids, but Mr. Edwards will work to get proposals from other firms. One question raised was what we would do for storage of the cover during the pool season. Life expectancy of this type of cover is generally 10 - 15 years. Periodically replacing the brass grommets which hold the cover in place is the biggest cost over time. The additional quotes will be reviewed at a future meeting.

Finance: Due to unforeseen circumstances, the regularly scheduled committee meeting was cancelled.

Fairfax Federation: The organization will hold its meeting in the March/April timeframe with the Fairfax County Executive present to discuss topics of concern for citizens, including the county budget.

VII. OLD BUSINESS:

Grounds Maintenance Contract: Mr. Iddings explained that Fairfax Water had finished their repairs to the 42" water main and covered the disturbed ground with straw. They will return this spring to replace the trees they removed.

VIII. NEW BUSINESS:

Revised ACC Guidelines: The Revised ACC Guidelines were presented to the Board by the ACC Chair, Ms. Cutter, who also submitted a resolution to accept the revised ACC Guidelines and Setting Forth Enforcement Terms. Mr. Gaston requested that page 6, paragraph 1.18 be modified to clarify that containers must be removed the same day as trash or recyclables are collected.

MOTION: Mr. Iddings moved, Mr. Alexander seconded, to approve the revised Architectural Control Committee guidelines, as amended. The motion passed unanimously (4-0-0).

Committee Appointments: Mr. Iddings nominated Mr. Jim Franklin of Yorktown Village Pass to serve on the Finance Committee, and Mr. Matthew Drown of Hampton Village Pass to serve on the Architectural Control Committee. Both had previously expressed their desire to participate to the respective committee chairs, and are willing to serve.

MOTION: Mr. Gaston moved, Ms. Cutter seconded, to approve the appointments. The motion passed unanimously (4-0-0).

IX. ACTION ITEM REVIEW:

Mr. Edwards reiterated the following items on his action item list:

- Check on status of reimbursement checks due to Mr. Iddings
- Keep a phone log of contacts with homeowners
- Replace a small portion of tot lot fence
- Move and anchor the picnic table and bench located near the basketball court to more visible locations to avoid further vandalism and damage

X. ADJOURNMENT:

Mr. Iddings adjourned the regular session at 7:50 p.m.

XI. EXECUTIVE SESSION

The Board entered Executive Session at 8:00 p.m to discuss ACC violations, enforcement charges, communication logs, and communications regarding updated ACC guidelines. The Board directed towing of the vehicle for one homeowner in arrears. There being no further business, the Board rose from Executive Session at 8:16 pm.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held February 19, 2013, are hereby submitted as FINAL.

Respectfully,

ATTEST: J. Gaston, Secretary