

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday, March 10, 2014  
Woodburn Elementary School**

**BOARD MEMBERS PRESENT:**

Carl Iddings, President  
John Alexander, Vice President (arrived at 7:10 p.m.)  
James Franklin, Treasurer  
J. Gaston, Secretary  
Jay Jarvis, Member at Large

**OTHERS PRESENT:**

Lisa Conoly, Pool Committee Chair  
Angela Cutter, Architectural Control Committee Chair  
Anne Sansbury  
Amanda Sansbury  
Dale Edwards, Sequoia Management  
Chris Collins, Recording Secretary, Northern Virginia Minutes

**I. CALL TO ORDER:**

Mr. Iddings called the meeting to order at 7:00 p.m. and confirmed a quorum.

**II. CITIZENS' COMMENTS:**

Amanda Sansbury inquired as to why Lafayette Village Community Association cannot purchase the property at 4020 Lafayette Village Drive. Mr. Iddings responded that based on fiduciary responsibilities, the association's attorney advised that the association not purchase the property.

**III. APPROVAL OF MINUTES:**

**MOTION: Mr. Gaston moved, Mr. Franklin seconded, to approve the minutes of the February 10, 2014 Board meeting as amended. The motion passed unanimously (4-0-0).**

**IV. PRESIDENT'S COMMENTS:**

Mr. Iddings reported that the mortgage holder for 7842 Ashley Glen Road made an offer to the association to not foreclose on the property. The mortgage holder, Nationstar, will pay the association \$31,410.43 that would cover legal expenses and money owed through liens and HOA violations. The Board voted electronically and accepted the offer. Mr. Iddings noted that the Board hopes that Nation Star will go through with its own foreclosure suit. He will continue to monitor the situation and encourage Nationstar to take its own foreclosure action.

**RECORD OF EMAIL VOTE: Via email, Mr. Iddings moved, and remaining Board members voted to approve accepting the offer of \$31,410.43 payment from Nationstar. The motion passed unanimously (5-0-0).**

Mr. Iddings stated that he does not have an update on the property at 4020 Lafayette Village Drive.

Mr. Iddings appointed Doug Stewart as Chair of the Neighborhood Watch Committee.

Mr. Iddings discussed HB791 which concerns homeowners associations and whether they have the right to impose fines to enforce their rules. It appears that the bill will be signed into law with some of its original language removed, and will allow HOAs to take homeowners to general court. The bill currently is silent on the issue of fines.

## **V. MANAGEMENT REPORT**

Mr. Edwards reported that there have been some days missed for trash pick-up. He has spoken with the trash company and the problem seems to be resolved. Mr. Edwards also reported that he has begun Spring inspections and will likely be finished by 12 March.

## **VI. COMMITTEE REPORTS:**

Architectural Control Committee: Ms. Cutter reported that the wrong windows were installed on a house on Byrds Nest Pass. As the house is empty and being renovated, Mr. Edwards notified the real estate agent of the violation. Mr. Edwards stated that he has noticed many homes in the community with incorrect windows installed. Ms. Cutter responded that the committee will look into this.

Communications Committee: Mr. Iddings reported that the deadline for the April/May newsletter is April 1. The newsletter will go out on April 5.

Grounds Committee: Mr. Jarvis reported that the committee has only received one bid for the work on the concrete slab at the pool. That bid was very expensive and he will continue to solicit more bids. He also noted that the tulips will be treated with deer repellent next week.

Neighborhood Watch Committee: Mr. Iddings reported that there is now a chair for the committee and he hopes that there will be regular committee reports soon.

Pool & Recreation Committee: Ms. Conoly reported that the pool cover has been removed and preparation to open the pool will begin. She also reported that she drafted pool rules and forwarded that document to Mr. Iddings for review. She noted that she is also working on patio/picnic rules.

Finance Committee: Mr. Franklin reported that he and Mr. Iddings will need to go to Virginia Heritage to resolve the signatory issue and have Mr. Terreri's name removed

from the account and Mr. Franklin's added. They will then be able to close that account. He also stated that he would like a payment schedule for the street milling and paving project so that he will know when to transfer funds for payment. He noted that "unappropriated equity" needs to be changed on the balance sheet and that he needs to speak with Vince at Sequoia regarding the special projects line on the income statement.

Fairfax Federation: No report was given.

## **VII. OLD BUSINESS:**

### Street Milling & Paving Update:

Mr. Gaston reported that the Board received 4 proposals and was able to narrow it down to two companies, Fairfax Paving and Concrete and Finley Asphalt and Sealing. Mr. Iddings has checked the references provided by the companies and distributed his notes from the references.

## **VIII. NEW BUSINESS:**

### Award of Contract for Street Milling & Paving Project:

**MOTION: Mr. Jarvis moved, Mr. Gaston seconded, to accept the proposal from Finley for the street milling and paving work. The motion passed unanimously (5-0-0).**

Falcon will notify Finley and will schedule a pre-construction meeting.

### Pool Rules for the 2014 Pool Season:

Mr. Iddings will review Ms. Conoly's draft and then email the draft rules to the rest of the Board for an electronic vote.

### Earth Day/Arbor Day Resolution:

**MOTION: Mr. Jarvis moved, Mr. Gaston seconded to adopt the following:**

**Whereas**, Earth Day was founded through the efforts of Senator Gaylord Nelson and first celebrated on April 22, 1970, and

**Whereas**, Earth Day's purpose is to raise recognition and awareness about the earth and how we can better protect our environment, and

**Whereas**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and,

**Whereas**, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

**Whereas**, Earth Day and Arbor Day are now observed throughout the nation and the world, and

**Whereas**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

**Whereas**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

**Whereas**, a clean, tree-filled environment in our community increases property values, enhances the economic vitality of business areas, and beautifies our community,

**Now Therefore Be It Resolved:** that Saturday, April 26, 2014 be observed as Earth Day and Arbor Day in Lafayette Village, all residents being urged to celebrate Earth Day and Arbor Day and to support efforts to protect our environment including our trees and woodlands, and

**Be It Further Resolved:** that all residents are urged to assist LVCA in cleaning our grounds and planting trees in the common area to gladden the heart and promote the well-being of this and future generations.

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

Semi-Annual Meeting: the Board agreed to not hold a semi-annual meeting. The regular May Board meeting will be held at the Mason District Center on May 12, with an expanded Citizens' Comments period.

#### **IX. ACTION ITEMS:**

- Address the light on Newport Glen Pass

#### **X. ADJOURNMENT:**

There being no further business, Mr. Iddings adjourned the Regular Session of the Board meeting 9:04 p.m. to convene an Executive Session.

#### **XI. EXECUTIVE SESSION**

The Board entered into Executive Session at 9:10 pm. ACC violations for one homeowner were reviewed, with the situation being adjudicated appropriately. The Board discussed revisions to violation notifications as well as the proper administration of fines for violations of covenants and architectural standards. The Board rose from Executive Session at 9:43 pm and adjourned the meeting.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held April 14, 2014, are hereby submitted as APPROVED.

Respectfully,

//Gilbert J. Gaston, Jr.//

ATTEST: J. Gaston, Secretary