

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, September 14, 2015
Woodburn Elementary School
3401 Hemlock Drive, Falls Church, VA 22042**

BOARD MEMBERS PRESENT:

Carl Iddings, President
John Alexander, Vice President
James Franklin, Treasurer
J. Gaston, Secretary
Kathie French, Director at Large

OTHERS PRESENT:

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

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:01 p.m. and confirmed a quorum.

II. CITIZENS' COMMENTS:

Anne Sansbury stated that it was a great summer at the pool thanks to Lisa Conoly.

III. APPROVAL OF MINUTES:

The minutes for the August Board meeting were not ready for approval so this action was postponed until the October Board meeting.

IV. PRESIDENT'S COMMENTS:

Mr. Iddings reported that the Nominating Committee needs volunteers to serve and that he may have to appoint homeowners to the committee if there are no volunteers.

The Annual Meeting, originally to be held on October 19th, will be rescheduled as there is no suitable location available. The Board will try to reschedule the meeting for the 20th or 22nd, depending on the availability of locations.

Lastly, Mr. Iddings stated that it was a very successful pool season and he thanked Lisa Conoly for her hard work.

V. MANAGEMENT REPORT

Mr. Edwards reported that the pool is closed. He also reported that he is looking into the free month of trash collection from Patriot. The new fence has been installed at the tot lot. Re-inspections have been done and hearings have taken place. Mr. Edwards also noted that there are six plants at the pool that need to be replaced.

VI. COMMITTEE REPORTS:

Architectural Control Committee: Ms. Cutter reported that the committee has received a couple of requests recently regarding drain pipes, gutters, siding, and a skylight.

Communications Committee: Mr. Iddings reported that the next newsletter will go out the weekend of October 3rd. The deadline for articles is September 28th. He will send out style guidelines for those who want to submit an article.

Grounds Committee: As Mike Nutbrown was not present, Mr. Iddings reported that the tot lot fence has been installed and looks good. The next step at the tot lot will be to lay down mulch. The solicitation for tree trimming and removal will go out soon. The solicitation for sidewalk raising and repairs went out and one bid has been received. The committee plans to install azaleas and other plantings on the side of the pool house this fall.

Neighborhood Watch Committee: There was no report.

Pool & Recreation Committee: Ms. Conoly reported that it was a successful pool season, largely in part to great lifeguards. She noted that there were six patio reservations over the summer and that the umbrellas and bases were finally received. There was a final cookout the weekend before Labor Day weekend that was a success.

Finance Committee: Mr. Franklin reported that he is concerned about pricing in the last reserve study not being accurate or appropriate for our locale. The Finance Committee is hoping to reduce the association dues in 2017 but is concerned that impending Grounds Committee project costs have been underestimated which could affect the 2017 dues. Mr. Iddings will contact the company who performs the reserve study and request that the infrastructure line item in the reserve study be updated with current local economic conditions for the next three years.

Fairfax Federation: There was no report.

VII. OLD BUSINESS:

Mr. Iddings stated that, in preparing the annual meeting packet, he realized that the bylaws amendment regarding email voting should have been done differently. He recommended the following amendment to Section 6 of Article VI, with the changes in italics, be presented to homeowners:

“Section 6. Action by Directors Without a Meeting. Any action required or permitted to be taken by any provisions of law, the Declaration, the Articles of Incorporation or these Bylaws in any meeting of the Board of Directors or at any committee thereof may be taken without a meeting *either*

- a. if a written consent, setting forth the action, is signed, either before or after such action, by all members of the Board of Directors or of such committee, as the case may be, and filed in the minutes of the proceedings of the Board of Directors or such committee, as the case may be; *or*
- b. *the Board of Directors conducts a vote by email or other electronic means of communications, providing that such votes must be unanimous and must be announced at the next meeting of the Board of Directors, and that the Secretary records the results of the vote in the minutes of the next regularly scheduled Board meeting.*

Any action so approved shall have the same effect as though taken at a meeting of the Directors or of such committee.”

Review of 2016 Draft Budget: The Board reviewed the draft budget and Mr. Franklin asked Mr. Edwards to verify the amounts of various line items. Mr. Edwards will look into this and get back to Mr. Franklin.

2025 LVCA Community Vision: Mr. Iddings stated that Ms. French was appointed to serve as the Chair of this committee, but Mr. Franklin will serve as interim Chair while she is temporarily unavailable. The goal is to present a plan at the 2016 Annual Meeting. Ms. French stated that she would like to have some younger residents with families join the committee. Mr. Franklin will circulate his vision outline document to the Board. Ms. French will write an article for the next newsletter to solicit volunteers for the committee.

VIII. NEW BUSINESS:

Report on Deer Hunting: Mr. Iddings informed the Board members that last year Suburban Whitetail Deer Management took one deer during the season. He noted that hunting season has started and will last until February. Lastly, he noted that an organized deer hunt using Fairfax Police sharpshooters will occur at Annandale Community Park in December and January.

Review of Proposed Changes to ACC Guidelines:

The Board will review and discuss the suggested changes via email by September 28th.

Review of Compliance with Tenant Disclosure Resolution: Mr. Edwards reported that he has received seventeen forms back from the targeted fifty-three homeowners. There are also three homeowners who only partially completed the form. He will send violation letters to those who have not complied.

IX. ACTION ITEMS:

- Send Lisa Conoly the Atlantic Pool evaluation form
- Send contact info for reserve study company to Mr. Iddings
- Send Mr. Franklin answers to his 2016 draft budget questions
- Send tenant email list to Mr. Iddings
- Send violation letters to homeowners who have not complied with the tenant disclosure resolution

X. ADJOURNMENT:

There being no further business, Mr. Iddings adjourned the Regular Session of the Board meeting 8:26 p.m. to convene an Executive Session.

XI. EXECUTIVE SESSION:

The Board entered into Executive Session at 8:33 pm. The Board reviewed the aging reports and outstanding penalties.

The Board heard a homeowner's appeal to a decision made by the ACC on the basis that no rule existed supporting the ACC's position. The Board ruled in favor of the homeowner and rescinded a previous violation notice.

There being no further business, the Board rose from Executive Session at 9:05 pm, reported its deliberations and adjourned the meeting at 9:07 pm.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held October 20, 2015, are hereby submitted as APPROVED.

Respectfully,

//Gilbert J. Gaston, Jr.//
ATTEST: J. Gaston, Secretary