

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
Board of Directors Meeting
January 28, 2004

ATTENDEES

The meeting of the Board of Directors of Lafayette Village Community Association, held on January 28, 2004, was officially called to order at 7:15 p.m. at Chase Bank. The following Board of Directors and Committee members were in attendance:

Myke Glaze, President
Pam Paroline, Vice President and Neighborhood Watch Committee
Mary Jo Kellgren, Treasurer
Joe Braceland, Secretary and Web Page Committee
Kathie French, ACC/Grounds Committee

Also in attendance were Trudie H. Peterson of Armstrong Management Services, Inc., and Sandra Proffitt-Marsteller, Recording Secretary. Jennifer Dinoia, Publications Committee was absent.

OWNER INQUIRES

Christine Magulas

Mrs. Magulas was in attendance to volunteer for the Pool and Recreation Committee. The Board noted that Linda Witham volunteered to help with the pool. It was also noted that Dean Bruckner might also be interested in helping with this committee. Mrs. Magulas believes that her father might be interested in chairing this committee.

APPROVAL OF MINUTES

The Board of Directors reviewed the meeting minutes for the December 15, 2003 Board of Directors Meeting.

[M] Secretary Braceland made a motion to approve the December 15, 2003 meeting minutes as amended; seconded by President Glaze; voted on and unanimously approved.

COMMITTEE REPORTS

ACC/Grounds Committee – Kathy French

Mailboxes and Pole Lights

It was reported that the new mailboxes would cost approximately \$1,200. Currently the only new mailbox is on Yorktown Village. All of the other mailboxes are in need of replacement.

The pole lights would cost an average of \$1,000 each. It was noted that there are several areas needing lighting. Both of these projects would take several years to complete. Mrs. French will bring both of these issues up at the next committee meeting in February.

Mrs. French is hoping to fund these projects with the \$6,500 savings in the Grounds Contract and the \$15,000 line item the committee currently has to operate with.

[Vice President Paroline entered the meeting.]

Snow Removal

The Board briefly discussed the snow removal in the community. The snow plowing was good. It was however noted that some of the townhome sidewalks were cleared by Springfield Nursery. The Board noted that the contract does not call for Springfield Nursery to shovel the sidewalks.

Neighborhood Watch – Pam Paroline

Vice President Paroline reported that there were two burglaries during the day on Mt. Airey Lane. Items that were stolen included: a Kimono Dress, Cash and Jewelry. The burglar entered through the sliding door of one home and the window of the other home.

It was reported that cars on Butterfield Lane and Trammell have broken windows.

The Board of Directors discussed and decided that articles in the newsletter should serve as reminders and be vague.

Mrs. Magulas reported that she frequently sees a man in the community walking around; always wearing the same denim pants, flannel shirt and denim jacket.

Newsletter

Vice President Paroline reported that the newsletter was given to her for review.

Recreation & Pool

The Board told Mrs. Magulas about the usual community events that are held. They are the Easter Egg Hunt, Yard Sale and Community Picnic. The Board agreed that the yard sale could be throughout the community with parking in the pool parking lot. The Board talked about giving a map to each guest that shows which homes are participating in the community yard sale.

Media – Joe Braceland

Secretary Braceland reported that he is in need of the association's documents to add to the web-site. Mrs. Peterson will forward the documents electronically to Mr. Braceland.

Finance – Mary Jo Kellgren

Ms. Kellgren reported that the association's annual deficit was \$3,537 and that the grounds contract saved the community \$6,500. Treasurer Kellgren expressed her concern of the large amount of delinquencies in the community. The Board agreed that if the delinquency does not decrease after the first of February they may need to reconsider sending out reminder postcards. Secretary Braceland will include a reminder banner on the web-site to help remind owners when their assessment payment is due. A reminder of assessment dues

[A] dates should also be included in the newsletter. Mrs. Peterson will forward a delinquency report as of February 1, 2004 to Treasurer Kellgren.

MANAGEMENT REPORT – Trudie Peterson

Commercial Vehicle

Mrs. Peterson included a copy of the letter that was sent to the owner at 7842 Ashley Glen Lane, in the Board packet. Mrs. Peterson reported that the vehicle would be towed as it sticks over into the street.

7869 Trammell Court

Mrs. Peterson reported that the repair work was completed on this home.

3749 Yorktowne Village Pass

Mrs. Peterson reported she had not looked at the asphalt problem that the resident reported, due to inclement weather.

Board Packets

Mrs. Peterson reported that Board Packets would be available via e-mail in the future. The Board liked this idea.

ArmstrongConnect®

Mrs. Peterson explained the aspects of the violation process and resident alert with ArmstrongConnect®.

ARC Requests

1. Mrs. French requests approval for a deck extension. The Board approved this request.
2. A request for cladding dormers was approved.
3. A request for DirectTV was approved.

[A] Mrs. Peterson will send out an approval letters.

ARC Violations

It was noted that a home on Butterfield is burgundy in color with white trim. The owners are in the middle of repainting, it appears that the trim was beige in color. Mrs. Peterson will check into this matter.

Erosion on Peyton Forest Trail

Treasurer Kellgren reported after looking at the erosion problem, that the owner is causing the erosion that is occurring behind their unit. The owner needs to extend their downspout.

Erosion on Yorktown Village Pass

Mr. Chipman reported that a retaining wall is necessary. The Board agreed to install a drain and let it sit for a few months to see how the area responds before determining the need of the retaining wall.

Entrance Signs

It was noted that the signs are not completed as of yet. It was also noted that someone has drawn on the sign, however the insert that contains the community name will cover up the drawing. It was noted that the old signs would be removed once the new signs are completed.

Towing Sign

Mrs. Peterson reported that she had contacted Mike Neely in regards to replacing the top strip of wood on the towing sign. Mrs. Peterson has not received a response as of yet. Mrs. Peterson will contact Mr. Neely again and forward the information to the Board via e-mail.

OLD BUSINESS

Deer Crossing Sign

[A] The Board noted that Supervisor Penny Goss explained that she could not do anything in regards to the sign with only one reported incident. The Board directed Mrs. Peterson to obtain the cost of a deer crossing sign and installation of the sign. Mrs. Peterson will contact Ronnie Hughes for a price and forward the information to the Board via e-mail.

Parking Lot Painting

Mrs. Peterson reported that she is obtaining the cost to re-stripe and remark the reserve spaces. The last time this was completed was in 1995.

EXECUTIVE SESSION

The Board moved into executive session at 8:37p.m. to review the delinquency report and discuss legal matters.

OPEN SESSION

7811 Byrds Nest Pass

The Board directed Mrs. Peterson to send a copy of the rules to Ms. Kennedy that show that they cannot forego paying their assessments.

NEXT MEETING

The next Board of Directors meeting will be held on the fourth Wednesday in February.

ADJOURNMENT

There being no further business the meeting adjourned at 9:10 p.m.

[A] Action [C] Calendar [M] Motion [N] Newsletter