

Table of Contents

2023-12-19-BOD-Minutes	2
2023-12-19-ExecutiveSession Minutes	5

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, December 19, 2023
Via Teleconference**

BOARD MEMBERS PRESENT:

Donna Jacobson
Adrian Sobie
Gina Keating
John Alexander
Dr. Julia Wray

OTHERS PRESENT:

Rick Jacobson
Rebecca Just
Mike Nutbrown
Anne Sansbury
Dale Edwards, Sequoia Management
Chris Collins, Recording Secretary, Northern Virginia Minutes

I. CALL TO ORDER:

Ms. Jacobson called the December 19, 2023, Board meeting to order at 7:02 p.m.

II. RESIDENTS' COMMENTS AND FEEDBACK:

Mr. Alexander thanked the Grounds Committee for having the trees trimmed as there could have been issues due to the recent heavy winds.

III. APPROVAL OF MINUTES

MOTION: Ms. Jacobson moved, Mr. Alexander seconded, to approve the minutes of the November 21, 2023, Board meeting as corrected. The motion passed unanimously (5-0-0).

IV. PRESIDENT'S COMMENTS:

Mrs. Jacobson reported that Steve Bogdanoff, from Atlantic Pool Service, investigated the issue of Fairfax Water no longer offering the swimming pool adjustment beginning in 2024. He indicated that he was not able to get an explanation for this change. Mrs. Jacobson has written to Senator Marsden, Delegate Watts and soon-to-be Supervisor Jimenez to see if they have any insight into this issue. To date, she has not received any responses. Rick Jacobson reviewed water usage at the pool over the last several years.

Mrs. Jacobson also noted that she approved an expenditure of \$364.00 to replace fourteen brass deck pool cover anchors.

Quotes for three retaining walls are being sought and Mrs. Jacobson hopes to have them in time for the January Board of Directors meeting.

CAI is seeking an exemption for community associations in relation to the Federal Corporate Transparency Act. Information has been shared with all Board members and committee chairs.

Lastly, Mrs. Jacobson reported that there is a new proposed development at Hummer Road/Little River Turnpike. Information on this development can be found at <https://annandaletoday.com/residential-conversion-proposed-for-annandale-office-building/>. On the surface, this proposed development appears to be more reasonable than the previous one, however the Board needs to keep an eye on the details as the proposal progresses.

V. MANAGEMENT REPORT:

Mr. Edwards reported that violations have been posted to resident accounts. Corrections can be made, and the fines will potentially be removed.

VI. COMMITTEE REPORTS:

ACC: Mr. Jacobs reported that to date there have been thirty-four requests, seventy-five violations and one hundred and one questions, for a total of two hundred and ten activities.

Communications: There was no report.

Finance: Mr. Alexander reported that there is currently \$46,000 in the account and is more than enough to cover expenses through the end of the year. There is \$77,000 in the money market account. A CD will mature at the end of the month in the amount of \$150,000. The Board agreed to postpone a decision on whether to purchase another CD until January.

Mr. Alexander also reported that there was a budget surplus of \$81,000 at the end of November. Revenue was over budget by \$18,000 and expenses such as snow removal, ground maintenance and repair, and tree maintenance were under budget. Lastly, Mr. Alexander reported that the Patriot fuel surcharge is down to 5%.

Pool: There was no report.

Grounds: Mr. Nutbrown reported that potential contractors have walked the property and are expected to submit quotes for the bridge repair and the retaining walls. He also noted that an appraiser and a Fairfax County representative visited the area where the

stormwater work will be.

Mr. Nutbrown has applied for a grant with the county and could potentially cover some tree plantings should the association be selected.

VII. OLD BUSINESS:

Sports Coating: Mrs. Jacobson reported that she will reach out in January to the referrals provided by Mr. Alexander.

VIII. NEW BUSINESS:

Tree Removal Proposal:

MOTION: Ms. Jacobson moved, Mr. Alexander seconded, to approve the proposal from Shenandoah to remove four dead trees behind Colonial Village Row at a cost of \$3,756.00. The motion passed unanimously (5-0-0).

Bridge Repair Retaining Walls: Additional quotes will be sought.

Tree Pruning:

MOTION: Mrs. Jacobson moved, Mr. Sobie seconded, to approve the quote from Shenandoah to prune the trees on the common property in front of 7977 Trammell Court at a cost of \$526.00. The motion passed unanimously (5-0-0).

Maintenance & Wood Chips for Tot Lot: The Board agreed that some of the playhouses at the tot lot can be thrown away and new ones can be purchased. Mr. Edwards will arrange to have the tot lot inspected.

Website Updates: Ms. Keating volunteered to regularly review the website and provide any updates needed to Steve Chao.

IX. ACTION ITEM REVIEW

- Coordinate tot lot inspection

X. ADJOURNMENT

MOTION: Ms. Jacobson moved, Mr. Sobie seconded, to adjourn the regular session of the Board meeting at 8:10 p.m. to convene an Executive Session. The motion passed unanimously (5-0-0).

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
Executive Session of the Board of Directors Meeting
Tuesday, December 19, 2023

- I. Call to Order:** 8:10 p.m.
- II. Special Note:** Executive Session of Board of Directors Meeting held via teleconference in accordance with our resolution regarding electronic meetings, dated August 17, 2021.
- III. Board Member Attendance:**
- a) Donna Jacobson, President – Present
 - b) Adrian Sobie, Vice President -- Present
 - c) John Alexander, Treasurer – Present
 - d) Gina Keating, Secretary – Present
 - e) Julia Wray, Member-At-Large – Present
 - f) Dale Edwards, Sequoia Representative – Present
- IV. Issues Discussed:**
- a) Rick Jacobson, the Architectural Control Committee (ACC) co-chair, led a detailed discussion about violations within the community. One issue discussed was the acceptance that some homeowners cannot plant trees in their front yards. A few of the community front yards will not support tree growth, and written documentation from residents is on file to support these situations. Rick Jacobson will notify those homeowners who are exempt from planting front-yard trees.
 - b) Our president led a discussion about winners of the holiday decoration event. She will notify the winners via email and NEXTDOOR. Rick Jacobson left the meeting following the discussion of the holiday decoration winners.
 - c) The board reviewed the LVCA Homeowner Aging Report, dated December 15, 2023. Dale Edwards will send notices to residents with outstanding dues balances, including ones that are small amounts. Our president indicated she would send a reminder to all homeowners regarding the increase in community dues for 2024 and ask that all outstanding balances be paid in full.
- V. Action Items:**
- a) Notify homeowners who are exempt from planting front-yard trees (Rick Jacobson).
 - b) Send outstanding dues reminders to residents (Dale Edwards).
 - c) Notify homeowners of dues increase for 2024 and ask that they pay outstanding fee balances (Donna Jacobson).
- VI. Adjournment:** 8:46 p.m.
- a) Our president made a motion to adjourn the executive session. Our member-at-large seconded the motion. The motion passed 5-0-0.