Lafayette Village Community Association
Board of Directors Meeting
Tuesday, February 17, 2026, 7:00 P.M.
Via Zoom

Board Members Present

John Alexander, President & Treasurer
Dr. Julia Wray, Vice President
Nancy Rhodes, Secretary
Nancy Bock, Member-At-Large
Jeff Everly, Member-At-Large

Managing Agents Present

Zachary Rivera, Onsite Community Manager
Nia DeSoto, Administrative Assistant/ Recording Secretary

Others Present

Rebecca Just
Rick Jacobson
Donna Jacobson
Mike Nutbrown
Cheryl Ryefield
Amanda Sansbury

I. CALL TO ORDER/PROOF OF QUORUM

John Alexander called the meeting to order at 7:04pm and established the quorum requirements had been met with 5 board members present.

II. APPROVAL OF AGENDA

A motion was made by John Alexander and seconded by Nancy Rhodes to approve February 17, 2026, Board of Directors Meeting Agenda as amended to add discussion on the Reserve Study, repair estimate for the pool rear storm door, and new appointees to the Newsletter Committee. Motion passed unanimously. Vote 5-0-0.

III. HOMEOWNER OPEN FORUM

The following items were discussed during Homeowner Open Forum: Peter's landscaping did a good job with snow removal, snow mound reported at Newport Glen Pass, comments on bobcat presence and if detailing work was completed, additional proposal from Peter's to come back to do more work (is there a minimum for work).

IV. APPROVAL OF JANUARY 20, 2026, MEETING MINUTES

A motion was made by John Alexander and seconded by Nancy Bock to approve the January 20, 2026, Board of Directors Meeting Minutes as amended: on page 3, "tot lot committee": revise "Mr. River" to "Mr. Rivera"; on page 3, "Liaison Committee": revise "Accessary Ling Units" to "Accessory Living Units"; and on page 1 of the Executive Session minutes: section III. Board Member Attendance, subsection g: revise "Grounds Committee Chair" and "Ground rule Violations" to "ACC Committee Chair" and "ACC Rule Violations". Motion passed unanimously. Vote 5-0-0.

V. PRESIDENT'S COMMENTS

John Alexander made comments on the following items: Thank you to Nia DeSoto for acting as recording secretary. Thank you to community members for helping with shoveling snow. Welcoming Zachary Rivera back from his honeymoon. And a speedy recovery, prayers and best wishes to Gina Keating with her injury.

VI. MANAGEMENT REPORTS

Management provided a summary of the association's contractor performances, covenants, financials, communications, action lists, and January 31, 2026, Financials. Management to reach out to Jessie at Shenandoah Landscaping regarding deadline extension for opt-out form for mulching and tree trimming services. To date, community has not received forms.

VII. COMMITTEE REPORTS

A. Architectural Control Committee

Rick Jacobson reported that the community received forty-seven (47) requests, ninety-four (94) questions, and fifty-four (54) violations for one hundred ninety-five (195) actions in the last year. Rick Jacobson requested Management to send over a copy of the violation list as well as all open violations. Rick Jacobson to send Zach a list of things to emphasize in Spring inspections and a list of violations to include in the package.

B. Finance Committee

John Alexander reviewed the association expenditures. He also reviewed and confirmed the reinvestment of the Certificate of Deposits (CDs) from the January 2026 meeting. Zach to ask accounting about any accrued interest for the month of January 2026. Discussion regarding 5% fuel service charge for trash service.

C. Grounds Committee

Mike Nutbrown provided updates on the fence project and retaining walls. Mike Nutbrown reported that Jessie Collier from Shenandoah Landscaping has been attending the grounds committee meetings. Discussion regarding shrubs in the community needing to be replaced. Mike to send Zach specs for fence replacement at community garden so Zach can reach out to contractors for additional bids. Nancy Rhodes provided an update for the invasive vines for the community as well as the bush replacement grant. Lastly, Mike Nutbrown coordinated with Nia Desoto on income for Garden plots.

Nancy Rhodes made a motion to let her, Nancy Rhodes, investigate and submit for Transurban Grant. Nancy Bock seconded the motion. Motion passed unanimously. Vote 5-0-0.

D. Newsletter Committee

Cheryl Ryefield provided updates for the community's newsletter. Updates for committees are due this Friday, February 20th at the end of business day. She will be transitioning out of the position of committee chair and is setting things up for a smooth transition to the new chairs.

E. Neighborhood Watch

None reported.

F. Pool Committee

Rebecca Just provided updates on the pool rules to be reviewed and approved under "Old Business".

G. Tot Lot Committee

Dr. Julia Wray reported no updates on this item.

H. Liaison Committee

Donna Jacobson provided updates on the Fairfax County Casino project and its progress through the state senate.

VIII. OLD BUSINESS

A. Discussion on Email Blast Communication Platforms

The Board discussed email blast communication platforms. Management offered to set up a zoom meeting to demonstrate Constant Contact capacities/ features.

B. Approval of FY2026 Pool Rules

A motion was made by John Alexander and seconded by Jeff Everly to approve the updated picnic pad rules, picnic pad agreement form, pool registration form, and pool rules and regulations as presented; provided the pool dates and hours of operations are consistent with the contract with Atlantic Pool services. Motion passed unanimously. Vote 5-0-0.

IX. NEW BUSINESS

A. Appointment of New Newsletter Committee Chairs

A motion was made by John Alexander and seconded by Dr. Julia Wray to appoint Amanda Sansbury and Christine Woodward as Newsletter Committee Co-chairs. Motion passed unanimously. Vote 5-0-0.

B. Approval of USA Home Construction Storm Door Proposal

A motion was made by John Alexander and seconded by Nancy Bock to approve storm door proposal from USA Home Construction in an amount not to exceed $1,550.00 provided the color matches existing. Motion passed unanimously. Vote 5-0-0.

C. Discussion on FY20265 Reserve Study

The Board tables approval of the FY2025 reserve study to March 2026 Board Meeting to include FY2026 Project Projects plan.

D. Approval of 2026-02 Parking Policy

The Board tabled approval of the proposed Parking Policy pending extra clarification from legal counsel and input from the community.

E. Approval of 2026-01 Due Process Procedures Policy

The Board tabled approval of the proposed Due Process Procedures Policy pending extra clarification from legal counsel and input from the community.

X. ACTION ITEM REVIEW

The Board and Management reported the following Action Items

- Update and revise typos from January 20, 2026, Meeting Minutes.
- Email blast to community/ coordinate with Shenandoah Landscaping for extended deadline for opt-out forms.
- Update action item list note for pool furniture repairs.

- Management to ask accounting about interest revenue and to double check snow removal invoice paid to date vs. pending approval.
- Management to coordinate with Donna Jacobson on new sign installation.
- Management to coordinate a demonstration of constant contact.
- Management to verify pool rules and hours of operations matches Atlantic Pool Services Contract.
- Management to provide Board with transfer use of common area facilities form and bid on pool front door repairs.
- Management to send Mike Nutbrown a copy of the Draft 2025 Reserve Study and coordinate with the Board for projected FY2026 Reserve Study projects.
- Management to get proposal for door in front of the pool house, gap between ceiling and top of door.

XI. EXECUTIVE SESSION

A motion was made by John Alexander and seconded by Nancy Rhodes to move into executive session at 9:24pm to discuss Sequoia Management Covenants Reports, Sequoia Management Aging Report, and Segan Mason and Mason Collections Reports. Motion passed unanimously. Vote 5-0-0.

A motion was made by John Alexander and seconded by Dr. Julia Wray to exit out of executive session at 9:48pm. Motion passed unanimously. Vote 5-0-0.

XII. ADJOURNMENT

A motion was made by John Alexander and seconded by Dr. Julia Wray to adjourn the meeting at 9:50pm. Motion passed unanimously. Vote 5-0-0.