LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, July 21, 2026

BOARD MEMBERS PRESENT:
John Alexander
Dr. Julia Wray
Nancy Rhodes
Nancy Bock
Jeff Everly

OTHERS PRESENT:
Rick Jacobson
Donna Jacobson
Mike Nutbrown
Christine Woodard
Rebecca Just
Deborah Dunham
Amanda Sansbury
Zachary Rivera, Sequoia Management
Chris Collins, Recording Secretary, Northern Virginia Minutes

I. CALL TO ORDER:

Mr. Alexander called the July 21, 2026, Board meeting to order at 7:01 p.m. A quorum of all five Board members was confirmed.

II. APPROVAL OF AGENDA:

MOTION Mr. Alexander moved, Ms. Bock seconded, to approve the agenda as presented. The motion passed unanimously (5-0-0).

III. HOMEOWNER OPEN FORUM:

Deborah Dunham discussed her concerns about enforcement of the community parking rules and requested statistics regarding tickets and suspension of parking privileges.

IV. APPROVAL OF MINUTES:

MOTION: Mr. Alexander moved, Dr. Wray seconded, to approve the minutes of June 16, 2026, Board meeting as amended. The motion passed unanimously (5-0-0).

V. PRESIDENT'S COMMENTS:

Mr. Alexander had no comments.

VI. MANAGEMENT COMPANY REPORT:

Mr. Rivera reviewed his written report that was included in the Board meeting package.

VII. COMMITTEE REPORTS:

ACC: Mr. Jacobson stated that the committee has received fifty requests, one hundred and nine questions and sixty-one violations in the last year. He added that over the last few weekends the trash area on Peyton Forest Trail has been free of trash.

Finance Committee: Mr. Alexander reported that a $65,000 CD matured at the end of June. There is currently $81,000 in the money market accounts. A $100,000 CD will mature in October. Mr. Alexander discussed income and expenses and stated that interest is back on track.

Mr. Alexander stated that the association's accounts will be added to the workload of a current Wells Fargo employee and that he is concerned that they may not receive the attention previously received. He added that he spoke with the association's former Wells Fargo advisor who is now with Oppenheimer Funds and learned that he would be available to manage the association's funds should the Board decide to move the funds to Oppenheimer. Mr. Rivera will contact Brad to invite him to a Board meeting so that he can answer any questions Board members may have.

Grounds Committee: Mr. Nutbrown reported that there are several proposals for discussion later in the meeting.

Newsletter Committee: Mr. Alexander agreed to write his President's report for the upcoming newsletter. The Board discussed potentially ending the newsletter and moving to an email format sent to community members through Constant Contact.

Pool Committee: Rebecca Just reported that the "swim under the stars" event, as well as its rain date, were cancelled due to the weather forecast. There are two more events planned for the summer. She reminded the Board that she will be stepping down from the chair position at the end of the season.

Liaison Committee: Donna Jacobson reported that she will be stepping down from the committee in October and is looking for someone to take her place.

IX. OLD BUSINESS:

Garden Fence Proposals:

MOTION: Mr. Alexander moved, Ms. Rhodes seconded, to accept the contract from Specialty Services of Virginia to remove the existing fence around the community

garden and install an eight-foot deer fence at a cost not to exceed $7,000.00. The motion passed unanimously (5-0-0).

Sidewalks, Curbs & Asphalt:

MOTION: Mr. Alexander moved, Ms. Rhodes seconded, to accept the contract from Finley Asphalt & Sealing to replace the sidewalks and curbs in an amount not to exceed $26,000.00. The motion passed unanimously (5-0-0).

Mr. Rivera will identify two more asphalt contractors and schedule meetings with them.

X. NEW BUSINESS:

2026 – 2027 Insurance:

MOTION: Mr. Alexander moved, Dr. Wray seconded, to accept the proposal from Puffenbarger for 2026 – 2027 insurance pending additional information from CI Solutions. The motion passed unanimously (5-0-0).

Day Care Zoning Exception Application: The Board discussed the issue of an LVCA resident who runs a day care from her home. She currently has five students and has submitted an application to the county to add up to five additional students. There will be a hearing at the end of the month with the county.

ACC Guidelines – Proposed Change:

MOTION: Mr. Alexander moved, Ms. Bock seconded, to accept the new wording of the painting siding guideline as presented by the ACC as presented below. The motion passed unanimously (5-0-0).

Current Guidelines
1.3 Trim, Doors, Garage Doors, and Shutters
All color changes must be approved by the ACC except if the owner is maintaining the original Developer color (no high gloss finish). Outside trim and siding must be maintained and painted in the original color used by the Developer or an approved color, except replacement window trim may be either white or the color of the rest of the unit's trim. Shutters and doors must be maintained and painted one of the original colors used by the Developer or an approved color. Shutters and front doors must be the same color. Exterior brick, stone and or siding may not be painted. Replacement doors and garage doors must be similar to original items, and the replacement door must be approved by the ACC. Front door mullions must match the color of the door. To maintain variety within the town home community, homes next to one another should not use the same color for doors and shutters.

New Guidelines

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XI. ACTION ITEM REVIEW

- Send copy of revised June minutes
- Send map and timeline to ACC
- Coordinate meeting with Brad from Oppenheimer
- List of down trees
- Send sample Constant Contact newsletter to Mr. Alexander
- Ask Specialty Services of VA to edit their proposal
- Ask Finley to separate out the sidewalk and asphalt work from their contract
- Obtain two more asphalt bids
- Contact CI Solutions for insurance bid clarity
- Contact Puffenbarger to accept proposal

XII. EXECUTIVE SESSION

MOTION: Mr. Alexander moved, Ms. Bock seconded, to adjourn the regular session of the Board meeting at 9:15 p.m. and convene an executive session to discuss legal and personnel matters. The motion passed unanimously (5-0-0).

MOTION: Mr. Alexander moved, Ms. Bock seconded, to exit out of executive session at 9:42pm. The motion passed unanimously (5-0-0).

XIII. COVENANTS HEARINGS

MOTION: Mr. Alexander moved, Dr. Wray seconded, to restrict parking privileges and pool passes starting on August 5th for a time frame not to exceed 60 days for Hearing # 20260701 due to outstanding covenants violation issues. Motion passed unanimously (5-0-0).

XIV. ADJOURNMENT

MOTION: Mr. Alexander moved, Ms. Rhodes seconded, to adjourn the meeting at 9:44pm. Motion passed unanimously (5-0-0).