

Annual Meeting

Board members present: Sam Packer, Wes Cox, Kelly DiNenna, Dave Wilson, Al Brooks, Nancy Thompson

1. The meeting was called to order at 7:35pm.
2. The June 2016 Annual Meeting Minutes were approved with edits.

Old Business:

3. Milky Spore: Sam has received over 150 affirmative responses from homeowners to apply the Milky Spore treatment. The application will be done sometime between July-September. The treatment is a live bacterium, not harmful to animals, that is applied only to the grassy areas on a property that has affirmatively requested the application. The company providing the treatment gave the HOA a price break based on the number of homes being treated and guarantees that the product will be affective for 13 years. The grass may be mowed after the grass has been watered for 15 minutes, or rained on. Several homeowners requested prior notice before the treatment is applied and the Board will do so via the community boards.
4. Elections: Three board members terms are open. All three (Sam, Wes & Nancy) submitted their names for new terms. No other HOA members put their names forward. By unanimous vote Sam, Wes and Nancy were elected to new 3 year terms.
5. Treasurers Report: Wes reported that of the 279 lots, there are only 6 delinquent dues payments outstanding (of which 3 are multi-year delinquencies). The HOA presently has \$99,899.59 in our accounts. Tree expenditures are budgeted to run higher this year than last. The HOA has spent \$1500 to remove one very large tree on common property. Milky spore is a projected expense for 2017. Regarding our Reserves, Wes explained that the Board had approved renaming the Resurface Trails account to Trails Maintenance. In addition the Board had previously voted to reclassify \$30,000 in Undesignated Funds to Trails Maintenance, to reflect prior expenditures for trails, leaving \$8,093.58 in Undesignated Funds. Also, Wes noted the HOA had a non-recurring expense of \$8,750 to correct stream erosion on community property. Overall, the HOA is in good financial standing.
6. ARC: Al Brooks reported that any changes to the exterior of a house should always be reviewed by the ARC under our existing Bylaws. If there is no change to the elevation or profile of your home you likely will not need ARC approval. Under existing Bylaws, sheds are not permitted, as the Bylaws specify only one structure per lot, and there is no permanent exception to this covenant. The ARC will consider requests for sheds attached to the house or garage, or a homeowner may choose to install storage under a deck. The Bylaws also specify a 4 ½ foot limit on fence heights in order to maintain the beauty of the natural woodland in our community.
7. Entrance Signs: Bea reported that the expense of replacing the existing entrance signs was very costly (over \$3,000) and that the current type of sign is no longer available (or permitted by county code). Thus, the Board has decided to attempt to replace the existing Plexiglas and locks to improve the overall appearance and usefulness of the existing signs (for \$300).
8. Community Activities: Bea discussed the anticipated installation of 2 bat houses on HOA property by a local Girl Scout troop. The houses are the size of shoe boxes and once installed in

our trees will help to reduce the mosquito population. Bea reminded the community to check out the Little Library on Octavia Court which allows neighbors to exchange free books. She also asked neighbors to let her know when a new family moves in to our community as she will ensure that a New Neighbor packet goes out to them. Finally, Bea announced that the Community Oktoberfest will take place on September 17, 2017.

9. LFCA Website: Nancy reminded homeowners to visit the updated, HOA website at <http://www.lakeforestcommunity.org/>. The website houses all community documents for the HOA, and there is a submission link for questions or comments to the Board. This is the only official website for the HOA and is maintained by homeowner, Gerhard Treiber. In contrast, the Nextdoor website is a complimentary, third party site intended as a general exchange of information between HOA residents and the larger community.

New Business/Questions:

- Stream erosion: A neighbor asked the HOA to look into erosion along the path from Paloma to the park. Dave will investigate and report to the homeowner. He explained that water erosion is generally a naturally occurring event and waterways are typically the responsibility of the County. However, the Board has contributed on a one-time basis this year to the repair of a stream embankment on common property that was substantially eroded and exposing an adjacent homeowner's property to immediate harm.
- Vacant Board Term: There is a vacant 2-year term on the Board due to Dan Kolcun's resignation. No one present sought the membership, so the Board will fill the seat at their next meeting.
- Audit: In response to a homeowner question, Sam reported that the Treasurer is compiling his notes to turn over to the Board in August so that the review can be undertaken in September.
- Contact Info: A homeowner inquired whether the Board could compile a list of resident email addresses to use as notification method. The Board does collect email addresses but does not rely on them for community wide notification due to the difficulty in keeping them up-to-date. Another homeowner asked if the Board would publish a list of all homeowner names and addresses. The Board declined. Property ownership changes frequently and current information is available through Fairfax County.
- Property Maintenance Concerns: A resident expressed concern that a neighbor routinely dumps grass clippings on common property. The Board discourages this practice and instructs all mowing companies to haul away their refuse. Another homeowner asked about mowing in the common areas. The Board hires a mowing company to maintain all common grassy areas. Please notify us if an area is not being maintained. A homeowner complained about the continuing pooling of water at Cervantes Lane and Maritime. The Board will contact VDOT again to evaluate the problem. Another homeowner requested that flowers be planted at the entrance at Modisto. The Board will consider this at our next meeting.
- Community Safety: A resident asked about the repairs to the guardrail at the community entrance on Cervantes lane. As a result of a recent accident on the corner of Cervantes Lane and the Parkway, VDOT has removed the damaged guardrail and replaced it with an attenuator, essentially a big shock absorber. Residents also inquired about the noise and

response to a large crowd of youth after a party on Cervantes Lane. The Community Resource Officer told the Board that this event is still under police investigation. Residents are advised to always call the emergency 911 number for police should a large disturbance with excessive noise or crowds occur in the neighborhood. If residents have additional questions about this matter, please contact the Board.

Meeting adjourned at 8:55 pm.

*Annual Meeting minutes from 2017 need to be approved by the LFCA membership at the 2018 meeting.