

LFCA Board meeting minutes – July 9, 2020

Board members present: Sam Packer, Wes Cox, Al Brooks, Susan Hufsmith, Betsy Lauer, Kenny Konietzko, Nancy Thompson

1. The meeting was called to order at 7:30pm from Betsy's house. (Note: Meetings in March, April, May and June were canceled due to the Covid19 health crisis.)
2. **Treasurer Report:** Wes reported that the costs of maintaining trees and common areas was on target with our budget. Currently there are 8 outstanding dues payments, of which 4 are multi-year and 4 are just for 2020. We have paid a \$9,260 deposit on the trail repair and the remainder of \$13,890 will be paid in 2 parts.
3. **Trail Repair:** Sam reported that in May 2020, the Board voted (8-1) via email to approve a revised contract by Premium for repair of 4 portions of the common trail pathways and to repair a culvert near Octavia Court. The trail portions being repaired include paths on Paloma Court and Paloma Lane to Huntsman mall, the path from Paloma Lane to the park, and the path running to Bertito Lane. The total price for these repairs is \$23,150. Repairs will begin on July 13 on the culvert. Homes near the paths under repair have been notified of the planned work.
4. **ARC:** Al reported that 4 requests for fences, all 4 ½ feet in height, were approved. A homeowner on Penn Manor Court is waiting for approval from Fairfax County of a proposed deck that exceeds code requirements. If approved, the ARC will review the proposal for compliance with the covenants.
5. **Monument Plants:** Sam reported that the Board approved via email in May to replace dead plants at the HOA entrances. Those plants have been installed and Premium will be asked to fix the hose bibs at 2 of the entrances so that the plants can be watered.
6. **Annual Picnic:** The Board discussed the feasibility of holding the Annual Octoberfest picnic in September. A decision will be made in August.
7. **Annual Meeting:** The Board was unable to hold its scheduled Annual Meeting in June due to the public health crisis. A decision will be made in August as to the feasibility of holding an in-person meeting in the fall and the possibility of combining it with the Annual Picnic.
8. **Complaint:** The Board discussed a complaint about inoperable vehicles parked on the public street. Fairfax County laws govern on-street parking.
9. **Disclosure Packages:** Susan reported that 8 requests were processed since January 2020. A new Virginia regulation requires the HOA to state in its disclosure packet whether there are any restrictions on political signs by a lot owner. The HOA covenants state that “no signs” of any kind are permissible. This paragraph will be referenced in the package.
10. **Water Repairs:** As a reminder, any breakage to the water pipes running from your house to the street are the homeowner's responsibility to repair. You can get coverage against this damage through the electric utility.
11. **Fences:** Betsy suggested the Board should find a way to grandfather fences higher than 4 ½ feet. She discussed using Survey Monkey. HOA Bylaws require that any amendment to the fence

height restriction (or otherwise) needs to be approved by 75% of the homeowners (210/279 homes). Betsy will explore ways to further this proposal.

12. **Board Meeting:** The August 2020 meeting will be held at Betsy's house – in the driveway.

Meeting adjourned at 8:22 pm.