

## LFCA Board meeting minutes – July 8, 2021

Board members present: Sam Packer, Susan Hufsmith, Betsy Lauer, Dave Wilson, Ken Koneitzko, Nancy Thompson

1. The meeting was called to order at 7:32pm at Betsy's house and via zoom.
1. The May 2021 Board Minutes were approved.
2. **Annual Meeting:** Nancy gave the Board a draft of the Annual Meeting Minutes to review. Any edits are due July 16, 2021. When all the edits are compiled the Minutes will be posted in draft form on the LFCA website. Sam noted that after the Annual Meeting one volunteer Board member had decided not to serve on the Board. Accordingly, we have one open slot to fill.
3. **ARC letters:** The Board is requesting that Al circulate a copy of the letter to homeowners that had constructed a fence without ARC permission. After a review of the ARC materials posted on our website, Nancy asked that the reference to an invalid web address for ARC submissions, which appears in the ARC Charter and Guidelines, be changed. Even using the LFCA contact submission form, homeowners are unable to attach diagrams and other documents when making an ARC submission. Our webmaster, Gerhard, suggested that we update the ARC portion of the site to provide the direct email address for the LFCA Board ([lfca@web4u2.website](mailto:lfca@web4u2.website)) as a way to enable attachments of necessary documents.
4. **Fence Survey:** Susan discussed the final results of the fence survey as reported at the June Annual Meeting and asked what follow up steps, including possible amendments, would be appropriate. As reported, the proposal to increase the fence height to 6 feet only received 98 votes (including one late response), while 210 affirmative votes are needed to meet the approval requirement (75% of all 279 homeowners) to change our Covenants. The Board concluded it did not have enough support to propose changing the 4 ½ fence height restriction. We noted the high rate of response to the survey and expressed appreciation for all those who participated.
5. **Electronic Meetings:** The Board considered the recent communication from our attorney regarding Fairfax County's approval in 2020 of electronic meeting guidelines. In September of 2020, consistent with the published guidelines, the Board decided to hold electronic meetings via zoom and purchased a pro-plan zoom account to accommodate both its monthly meetings and the Annual meeting of the full LFCA membership. Since October 2020, the Board has used zoom to conduct all its monthly meetings, as well as the November 2020 and July 2021 Annual meetings. Attendance at the electronic Annual Meetings has been higher than in previous years.
6. **Invasive Plants:** Dave reported ivy is reemerging in portions of the HOA test area and asked Premium to begin spraying any remaining growth. He will also ask Premium for an estimate of the cost to remove ivy from all the HOA common areas throughout the neighborhood. Dave will write a newsletter article on the project for the LFCA newsletter.
7. **Drainage Issue:** An inquiry was received from neighbors adjacent to the property at 7714 Cervantes Lane regarding drainage issues arising from piping installed by the prior homeowner and new excavation at this location. Dave reported that the prior homeowner had permission from the neighbor to install piping across the neighbor's lot to drain runoff onto the HOA common area. No written easement or document was filed recording this arrangement. Now the new owners of the adjacent lot are concerned that the current excavation and proposed drainage plan may cause more water to enter onto their property. The Board determined that it has no jurisdiction over drainage issues, other than those affecting HOA common areas. As such, Fairfax

county regulations should be followed, and the Board encourages both homeowners to discuss their plans and resolve any concerns. Al will follow up with the homeowners, and will review the drainage plan for the ARC as it affects the common area.

8. **Monument Signs:** Sam reported that the wooden signs on the brick monuments at all 3 of the HOA entrances need repair. He will get quotes for proposed repairs and compare it to the costs of installing new signs. He also asked for suggestions for the message board on Modisto Lane.
9. **LFCA Email Inquiries:** A Board member for the Whisperwood community asked whether LFCA would consider holding any joint community activities. The Board said it would encourage LFCA residents to attend the summer food truck offerings that Whisperwood is organizing.
10. **Annual Picnic:** At the Annual meeting in June the community supported the proposal to hold the in person Annual LFCA Picnic on September 19, 2021, given the high rate of vaccination against Covid. The Board considered plans for the picnic (which was not held in 2020), including the logistics for having a band perform, and the need to inventory existing stored supplies. Postcards announcing the event are typically sent prior to Labor Day weekend. Arrangements will be finalized at the August 12 Board Meeting.
11. **Little Library:** The roof of the library is not leaking. A homeowner had mentioned this concern at the June Annual meeting. However, it is overflowing with books, which may then permit rain to damage some of the materials. The next LFCA newsletter should promote visiting this site.

Meeting adjourned at 8:40 pm.