

Minutes of the Lake Barcroft Association Board of Directors  
March 8, 2017

The meeting of the Lake Barcroft Association (LBA) was called to order at 7:34 PM by President Bill Lecos at 6425 Lakeview Drive, Falls Church, VA 22041. Those present were LBA Directors Bill Lecos, Andrew Casolini Dal Bo, Anne Cullather, George Waters, Sara Franco, Kevin Kampschroer, Sarah Mattingly, David Emmerson, Susan Escobar, Brian Allen, Janet Kerley, Jake McKitrick and Kevin Howe.

INTRODUCTION OF NEW BOARD MEMBERS

Bill Lecos welcomed Janet Kerley and Jake McKitrick to the Board. He asked Board members to introduce themselves and currently what they have been responsible for on the Board.

ELECTION OF OFFICERS

A motion was made by George Waters and seconded by Janet Kerley to elect the following slate of officers: Bill Lecos as President, Anne Cullather as Vice President, Kevin Kampschroer as Treasurer and Andrew Casolini Dal Bo as Secretary. All voted in favor.

MINUTES: The minutes of February 8, 2017 were approved as amended. The minutes of the annual meeting of February 15, 2017 were distributed. A motion was made by Kevin Kampschroer and seconded by Kevin Howe to approve the annual minutes.

Bill discussed the difficulty for the secretary to take part in the meeting while taking notes so he proposed that Chris will distribute her notes to the LBA officers within a week of the meeting. Changes would then go back to Chris and Andrew within a week and then the draft minutes would be able to be distributed to the Board. The hope is this process will help in expediting a faster turnaround time.

REVIEW OF AGENDA: The agenda was reviewed. Bill asked to go out of order to cover certain topics first.

CALENDAR REVIEW: The Board calendar was reviewed. Kevin Kampschroer requested adding dates for July 4 set up and cleanup and will give Chris Lawson the dates.

NEW BUSINESS

COMMITTEE ASSIGNMENTS: The following committee chairs will be:

ARC: Brian Allen

Beach Maintenance/Water Safety: Janet Kerley

Community Watch/Security: Susan Escobar

Environmental Quality: Kevin Howe & Andrew Casolini Dal Bo will Co-Chair

Finance/Audit: Kevin Kampschroer

Maintenance/Improvements: George Waters

Legal: Dave Emmerson

Membership: Jake McKitrick

Publications: Sarah Mattingly

Special Events: Sara Franco

BOARD TOPICS/PRIORITIES FOR 2017: Bill thanked Kevin Howe for agreeing to staying on board for the events that he is involved with while in the process of selling his house. Kevin H. reported that Christina Anderson has agreed to help on April 23 with Earth Day. July 4 will be the next item the Board will need to fill involving licensing and permits. Kevin Kampschroer is looking into getting certified but is receiving conflicting information from the state fire marshal's office but will continue to pursue. Regardless, this year will be covered with Kevin Howe's certification. Bill discussed the

Board filling Kevin Howe's position when he does leave. Bill reviewed the processes to fill an empty seat on the board and they include: 1) leave seat vacant 2) electing a new person to fill the vacancy. Past boards have selected the next highest vote recipient in the election to fill vacancies. At this point Kevin H. has not resigned from the board. Until such time no action will be taken on this matter. Kevin expressed concern about finding someone that was environmentally interested for the community. He added that he was meeting with Mike Gates and will speak with him to see if he is interested in becoming more involved in these matters.

The board then engaged in a round table discussion of priorities facing the LBA in the upcoming year. Bill shared that the Board will have to be mindful of potential short term rental issues in the future. He added that he would like to focus on engaging the new families in the lake to become active for the long term well being of the community. Bill shared the idea of using a volunteer recruitment strategy of having existing LB organizations adopt Lake Events such as the Women's Club does with events like the Easter Egg Hunt and the parades. George discussed tree issues on common property. Anne discussed rule enforcement and consistency of enforcement. Brian discussed developing community specs such as colors etc. for community assets. Jake discussed traffic safety. Kevin Howe also mentioned volunteers and suggested school volunteers. A suggestion was also made to have a street or section responsible for an event. Andrew suggested committee chairs submitting their reports prior to the meeting which would help speed up meetings. Second, what is happening in the surrounding neighborhoods and how the LBA approaches these issues. Kevin Kampschroer echoed the traffic issue. He also suggested Board members contacting new owners. Janet would like to see better communication and outreach to the community. She would like to see more water safety education. Data collection and use was discussed. Susan Escobar is concerned about speeding and traffic safety issues. She also would like more involvement between neighbors and getting to know their neighbors. Dave Emmerson discussed rules enforcement. Sara Franco would like to encourage volunteering. Sarah Mattingly also commented on boating safety. She agreed with the need for the Board to reach out and follow up to the community on items raised. Bill thanked everyone for their suggestions for future items to discuss.

**APPROVAL OF QUITCLAIM DEED FOR BOAT DOCK DRIVE:** Dave discussed a transaction that took place back in 1992 between the WID and the Roberts on Boat Dock Drive conveying an easement. In 2014, past legal chair, Eva Kosztarab, prepared a Quitclaim that the county said was not sufficient so this revised version will cover what is needed per the county. Due to lack of documentation, outside counsel has prepared a Quitclaim deed that Dave presented to the Board. Concern was expressed about viewing the previous Quitclaim deed. Dave will come back to the Board with the items requested.

**REQUEST FOR LEGAL OPINION REGARDING COVENANT CHANGE REQUIREMENTS:** Dave discussed the possibility of amending the covenants to address and clarify rules within the community. He noted that past opinions on the process and requirements for this procedure are unclear and have not been reviewed by counsel in many years. A motion was made by Bill and seconded by Susan) to solicit a formal opinion from outside counsel regarding the process and requirements for amending the covenants. All voted in favor.

### COMMITTEE REPORTS

**LEGAL:** Dave discussed a property on Beachway Drive regarding their property line and WID dredging spoils in prior years that created a larger lot. These are homes that are located on Holmes Run and Tripps Run. Quitclaim deeds previously served as the solution. When a recent owner tried to sell his house, he was told by the county that he could not do a quitclaim deed because it requires a subdivision. The owner currently is paying for the application and survey of his land. If approved by the county, LBA could move forward with the quitclaim. Dave will keep the Board apprised on any updates.

**ARC:** Kevin Kampschroer discussed 2 violations. One is a son of a deceased homeowner that doesn't feel he needs county permits to replace work in preparation of selling the house. The other is a woman who had been contacted to submit plans prior to work starting and has not. Bill reminded the Board that the fine is \$10 a day up to 90 days as well

as removal of beach privileges should the Board so choose to. Otherwise, there are no pending applications, as the Committee met the day before the Board meeting. (Chris Lawson had one delivered in paper).

**WATER SAFETY/BEACH MAINTENANCE:** Andrew submitted his report in writing to the Board. Contract will be forwarded to Water Safety Supervisor Kevin Hardy for his signature for the upcoming season.

**SPECIAL EVENTS:** Sara said she has two volunteers for the Ice Cream Social. Helen Saks and Kelly Zito. She informed the Board that she has someone in mind for Sand Day. Labor Day games are still vacant. Bill is going to talk with the playground group to see if they would be able to assist. Sara stated that she will work on movie night and food trucks.

**PUBLICATIONS:** Sarah reported directories have been delivered by the JEB Stuart crew team. Sarah thanked Sara and Susan for feedback on the website. Contractor suggestions have been added to the online list allowing a thumbs up or down per Shane. The new website database will need updates for the past 2+ years. She asked Board members to please go in and take a look at the site.

**IMPROVEMENTS:** George reported on recent community work by Delfino in assisting an over grown property. He reported that recent tree removal had taken place. He thanked Brian for the great job he did of staining the community picnic tables.

**SECURITY:** Susan discussed parking on Beachway Drive and because there is a double-yellow line, no parking is allowed and the police can be called by anyone if a problem exists. Portions of Pinetree Terrace have been added to the Culmore Residential Parking District by the Board of Supervisors, at the request of the residents. There will now be no parking signs for nonresidents signs posted. She discussed recent gang activity in the area. Recent short term rental on Waterway for a room rental was raised. Dave agreed to look into this and report back. Susan raised the issue of beach tags not being issued to homes participating in short term rentals. The Board agreed to discuss further before tags are mailed at the end of next month.

**ENVIRONMENTAL QUALITY:** Kevin reported April 23 is Earth Day. Geese Peace will start in May and encouraged Board members to participate. Boat driver and dog handlers will be needed.

**TREASURER'S REPORT:** Chris called attention to the financials prepared by the accountant in the packet.

**MEMBERSHIP:** Chris reported that there were 2 transfers received in February for a total of \$100 collected. Currently 904 lots are paid and 141 are unpaid. 160 received since last month. Jake was given a membership book from Chris and will work with her regarding the outstanding payments.

**LAKE MANAGER'S REPORT:** Chris reported that she deposited \$76,983 in annual fees in February. Currently 904 lot have paid and 141 have not. Last year at this time 145 lots were unpaid. Beach supplies are coming in and she is working with WSS Kevin Hardy on ordering both the cotton T shirts and the poly shirts for the lifeguards with the new logo on them. Next month the sand will be delivered. Beach parties have been extremely busy. The JEB Stuart Crew Team started rowing on Monday, February 20 and they received the LBA donated boat and motor from Davis Grant. George McLennan dropped off a check to LBA for \$187 from his proceeds from the sale of the community calendar. He said it should go into the Publications budget. LBA made their annual \$300 donation to the 5 local schools. Bill requested Board approval for the donations, in addition to the approval provided in the budget process, in the future.

**PRESIDENT'S REPORT:** Bill reported that additional directories can be purchased for \$20 each. Anne referenced an unleashed dog offense at a beach. Bill will draft a letter to the resident regarding Fairfax County leash laws and community rules regarding common property. Tobin James hearing will be scheduled for the next meeting and Dave is working on a letter to him.

## OLD BUSINESS

EXPANDED SECURITY PATROL DISCUSSION: Susan would like to request to increase the patrol coverage. She proposed that we do not limit the patrol to just the beach areas but would also like the officers to address speeding. Brian suggested that she talk to the liaison at the police department regarding speed enforcement and what is involved in getting targeted enforcement in the Lake. Bill suggested looking at the increased budget and see what Officer Gary Moore recommends and also suggested that paid officers be scheduled to show up at our community events to be more visible and meet the neighbors. Bill informed Susan that she has approximately 80 additional hours this season in the budget to work with. He asked her to come back to the Board with a more official plan of a schedule once discussed with Ofc. Moore.

The meeting was adjourned at 10:34 PM.

Submitted by,

Andrew Casolini Dal Bo, Secretary