

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

The meeting of the Lake Barcroft Association (LBA) was called to order at 7:40 PM by President Bill Lecos at 6425 Lakeview Drive, Falls Church, VA 22041. Those present were LBA Directors Bill Lecos, Andrew Casolini Dal Bo, Todd West, Anne Cullather, George Waters, Sara Franco, Kevin Kampschroer, Sarah Mattingly, David Emmerson, Brian Allen, and Kevin Howe. Susan Escobar and Rick Aldrich were not present. Lake Manager Chris Lawson was also present, as was lake resident Rod Lawrence.

MINUTES: The minutes of the January 11, 2017 board meeting were reviewed and revised. Kevin K. made a motion to approve the minutes as amended; Kevin Howe seconded the motion and the minutes were approved as amended by unanimous vote of the Board.

REVIEW OF AGENDA: The agenda was reviewed.

CALENDAR REVIEW: The Board calendar was reviewed and minor corrections were noted.

NEW BUSINESS

COMMUNITY COMMENTS: Lake Resident Rod Lawrence of 6222 Lakeview Drive advised the board of a permitting issue related to his recently acquired property. The accessory dwelling unit permit that had been granted to the previous owner doesn't transfer with the sale of the house, and so he needs to apply for a permit in order to use his second kitchen in a one-bedroom in-law suite on the property. He has provided a letter of explanation to his neighbors and has received no negative feedback.

ARCHITECTURAL REVIEW COMMITTEE – Kevin provided the board with an update on the ARC's review of the current guidelines and discussed the recommended detailed revisions. Kevin explained that the ARC recommends minor revisions to the guidelines on an annual cycle while major revisions are undertaken on a three year review cycle. A number of issues were discussed by Board members, including restrictions on notice provided to homeowners across the lake from a project and the need for flexibility in guidelines for dock projects. Kevin H. made a motion to approve the recommended revisions, which was seconded by George and approved with unanimous vote of the Board.

ANNUAL MEETING – The LBA annual meeting will be on 2/15 at 7:30 at the Belvedere Elementary School. Bill reviewed the agenda, and noted that a representative from Dominion Virginia Power will be in attendance to discuss the power company's project in the neighborhood to underground power lines in order to improve reliability.

COMMITTEE REPORTS

TREASURER'S REPORT: Todd reported that extra December income from directory ads had a positive impact on 2017 financials of \$2800. For 2017, revenues are up \$25,000 due to residents paying their fees on time. He recommend that \$21,100 of net income for 2016 has been allocated to the asset replacement reserves and capital improvement reserves. To implement that recommendation, Todd moved that \$15,000 of net income be moved to the asset replacement reserve account and \$6,087.92 to the capital improvements reserve account. The motion was seconded by Kevin Howe and approved by a unanimous vote of the Board. Chris provided background on the investment fund in which LBA's reserves are deposited and her success in negotiating continued access to the investment fund through waiver of the required minimums for LBA. Todd made a motion to authorize moving LBA's investment fund to the Black Rock Fund, which was seconded by Kevin K and approved unanimously by the Board. Bill noted that this is Todd's last Board meeting as Treasurer and thanked him for his contributions.

COMMUNICATIONS: Sarah M. reported that the community director is at the printers. The production is several weeks behind due to the identification of a formatting issue that affected the alignment of email addresses with homeowners, which has now been fixed. The directories should be back from the printer by Thursday with home delivery scheduled with the Jeb Stuart crew time in the near future. Regarding the website, Sara has sent log-in directions to Board members to test the site, and then will solicit a larger testing group. She still needs to upload the archived newsletters and board minutes.

SPECIAL EVENTS: Sara reported that Lake resident Christine Anderson on Whispering Lane is an event planner and could possibly help with Earth Day. There was discussion of moving responsibility for Earth Day to the Event Committee rather than keeping it in the Environmental Committee. Kevin H. indicated he has already lined up Kent Knowles as well as the nursery to sell plants. Sara is working to identify coordinators for Sand Day and the Ice Cream Social. Brian reported on the BAFAPA meeting he attended and suggested that group could be a potential source of coordinators for community events.

ARC: 3 new applications were approved; no applications are pending. One application is provisionally approved pending receipt of additional information on fence height. Kevin also indicated that good discussions had been completed with the new owner of the previously McManus' Cavalier Corridor house about landscaping and water runoff, and potential dog fencing.

WATER SAFETY: Andrew is working with Davis Grant to receive his input on the shoreline restoration and plantings for Beach 4. As part of the discussion they will work through the next steps to combat beach/park erosion on Beach 2 and 3. Finally, Kevin Hardy has been contacted to initiate the 2017 Beach season and they are working to finalize his contract.

IMPROVEMENTS: George reported that he hired Victor Malpica to take down a tree on recreation lane/parcel A that was about to fall in the street. He is also having a number of large dead tree limbs trimmed. Total costs were \$1600. George also indicated that a tree has fallen across a ditch on LBA property next to a house on Lakeview Drive and people are using it as a path to access the homeowner's backyard. The landowner wants to get rid of the tree. Delfino will address the situation in March when he returns. Brian Allen will be cleaning the graffiti on the picnic tables at Beach 3 and will repaint the tables. On the BAFAPA group's initiative for a playground in the community, Brian reported that the group wants to survey the neighborhood using a Lakelink survey and a newsletter insert. There were no objections from the Board.

SECURITY: Susan provided the following written report: 1) Beach 3 vandalism – She expressed appreciation for George Waters' response to concerns expressed on Lakelink regarding the vandalism to the picnic tables and identifying the steps necessary to remove the graffiti. She also reported that one neighbor suggested the installation of security cameras to monitor activity at the entrances to the Woman's Garden. Discussion will be deferred to next month's meeting. Finally, she reported that she has registered LBS for the National Night Out on August 1 and asked that it be included on the community calendar. Regarding parking issues in the community, Susan submitted a request to VDOT for a safety study on Beachway and Blair. Bill and Susan will review a communication plan to affected residents.

ENVIRONMENTAL QUALITY: Kevin reported that Earth Day is scheduled for Sunday, April 23. Geese Peace will be recruiting volunteers for the April/May activities of the program. He is developing an article for the newsletter regarding fertilizers for the April 20th deadline.

LEGAL: Dave finalized disclaimer language to be added to Lakelink. The disclaimer will read as follows: "Please note that Lake Link is not controlled, overseen, or monitored by the Lake Barcroft Association. Unless otherwise noted, views expressed by individual members of the Board do not reflect the views of the Board as a whole."

Dave also reported that he has engaged Chadwick to follow up on a Quitclaim Deed issue on Boat Dock Drive. Bill mentioned that Chadwick is reviewing legislation in Richmond regarding how covenants can be amended in order to

determine how it may affect LBA. George reported that Dee Stafford's house has been sold and the new owner intends to use it full time as a Short Term Rental property.

PRESIDENT'S REPORT: Bill provided an update on the short term rental legislation that is progressing through the state legislature in Richmond. A bill is pending in the Senate; nothing has been introduced in the House. The Senate bill has the support of local governments and the hospitality industry and protects the ability of local governments to regulate short term rental operators.

Next, Bill updated the Board regarding on-going concerns regarding a home business being operated by Tobin James at 6211 Waterway Drive. On 9/20/16 the Board had sent a letter to Mr. James, and he replied on October 8th. There continues to be HVAC equipment stored in areas around their yard. Dave will draft a notice letter, which would trigger the opportunity to schedule a hearing on the issue.

On the issue of re-naming JEB Stuart High School, Bill reported he has been asked to serve on a school board committee created to address this issue. The Board discussed, and concluded the community is too conflicted on the issue such that a consensus does not exist and that this is not an LBA issue.

LAKE MANAGER'S REPORT: Chris reported that \$150 had been received from 3 transfers. She deposited \$178,345.50. 744 homeowners have paid their fees; 301 remain unpaid.

Dave moved to adjourn the meeting with was seconded by Kevin H, and the meeting was adjourned at 10:05PM.

Respectfully Submitted,
Anne Cullather
Secretary