

Minutes of the Lake Barcroft Association Board of Directors
January 11, 2017

The meeting of the Lake Barcroft Association (LBA) was called to order at 7:37 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, Susan Escobar and Kevin Howe. Rick Aldrich was not present. Newsletter editor Marilyn Finley was also present. Other guests included members of Boy Scout Troup #875 including Max Casolini Dal Bo, Josh Franco, Landen Gates, Warner Gates, and Connor Woodbury. In addition, lake resident, Laurie Arrants, was present.

MINUTES: The minutes of December 14, 2016 were reviewed and revised. Kevin K. made a motion to approve the minutes as amended; George Waters 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.

NEW BUSINESS

COMMUNITY COMMENTS: Lake resident Laurie Arrants addressed concerns regarding tree cutting and trimming that was occurring in the neighborhood and what options the Board might have to prevent such cutting. Kevin Howe addressed RPA requirements and Bill suggested there could be an educational opportunity to insert an article in the newsletter based on previous work done by Betsy Washington.

REQUEST FROM JEB STUART CREW TEAM: Dave addressed the JEB Stuart Crew Team's annual request for use of the lake from February 11 through March 20 for practice. A motion was made by Andrew and seconded by Todd to approve the contract. The contract was unanimously approved by the Board.

NEWSLETTER: Sarah discussed the option to increase pages in the NL when needed to discuss such issues as storm water drainage, board nomination bios, and other topics requiring more comprehensive coverage. Costs would be approximately \$200 more an issue, as needed. Several members suggested the length of the newsletter was a matter that should be left to the Editor. The Board approved spending the funds for four additional pages when needed at the discretion of the Editor.

OLD BUSINESS

PREPARATION FOR ANNUAL MEMBERSHIP MEETING: Bill reviewed the agenda items for the next annual meeting. Chris was asked to invite Supervisor Penny Gross and Fairfax County School Board Representative, Sandy Evans.

HOME-BASED BUSINESS RULES: Dave E. reviewed the latest revisions to the rules, reflecting discussions with outside counsel. The Board discussed the rules. A motion was made by Kevin Kampschroer and seconded by Andrew to adopt the latest modifications to the rules as distributed by the Legal Committee. The Board voted unanimously to adopt the rules.

COMMITTEE REPORTS

MEMBERSHIP: A report provided by Rick indicated that \$300 had been collected in transfer fees during December. 2017 Annual Fees deposited in December totaled \$70,855.50.

COMMUNICATIONS: Bill recognized Sarah for her work on the directory, completed the project on time and on budget. Sarah acknowledged that the assistance of Sue Nixon and Chris Lawson was indispensable to completing the project. The

last proofing of the copy will occur on Sunday and the director will go to the printer on 1/17 or 1/18. Printing will be completed by 1/31 and directories delivered on 2/1. Regarding the website, Sarah met with Shane regarding a few more issues to fix on the website. November '14 was the last time the online directory was updated. February '15 is the deadline for changes. Laurie volunteered to help if needed. Sarah will circulate beta test instructions to the Board to review the website. Afterwards she will solicit Lakelink volunteers to participate in the beta test.

SPECIAL EVENTS: Sara reported that the holiday caroling and boat parade was cancelled due to weather. The next events will be Sand Day followed by the Ice Cream Social. Todd noted that residents who get the Lakelink Digest didn't receive the cancellation notice on time; in the future, check with George McLennan who has a way to ensure a message is delivered immediately to everyone via LakeLink.

ARC: Kevin reported the committee did not meet this month; The Committee has received only one application which was reviewed and approved. One other application is pending. Revisions to the ARC guidelines have been proposed for discussion as the February meeting and provided in the meeting packet.

WATER SAFETY: Andrew provided a report on the Beach 4 project, indicating that no new progress had been made. An erosion and planting plan is in the process of being developed, as well as a sketch indicating potential improvements. The west end of the beach near the picnic tables is likely to need vegetation to stabilize the shoreline. Work is being coordinated with Davis Grant and the Environmental and Improvement Committees. Andrew also reported on the bullet that was found at Beach 4 by Alan Ladwig, who will report it to Fairfax County Police.

IMPROVEMENTS: George had no new projects to report but indicated he has met with Delfino regarding his invoices which were subsequently corrected. George reported that he has asked Delfino for more comprehensive proposal for repair work on the Grass Hill Terrace circle. George also reported that he had a fence railing replaced at beach 5, and that he may need to hire an arborist to inspect a tree that is leaning at Beach 3.

SECURITY: Susan attended a county meeting on parking issues. She indicated one option available to HOAs is to request a safety study where there is a solid yellow line, which could trigger the installation of no parking signs based on safety risks created by parked cars. There is such a solid yellow line near Beachway and Blair. We should also address the painted crosswalk on Potterton that disappeared when the road was repaved. She will work with the county and Bill regarding letters. Enhanced Security Patrol will be discussed at the February meeting and voted in March.

TREASURER'S REPORT: Todd reported that we are well within our budget, and closed 2016 with \$35,000 of net income. He noted that \$14,800 in directory advertising income should be treated as deferred revenue similar to prepaid beach fees. Todd addressed year-end reserve balances. He also needs to review with George and/or Chris \$23,000 under "other maintenance" costs that needed assignment to more specific M&I budget categories. The Parcel-A retaining wall reserve fund needs to be addressed to determine the purpose of the fund – to fund periodic repairs and in a catastrophic event fully replace the wall or cover an insurance premium. This decision will inform the appropriate reserve fund balance and future payment amounts for Parcel A residents. Andrew offered to spearhead an adhoc committee to review the issue, and it was suggested it be deferred to the next Board and that the past Treasurer will participate on that committee.

ENVIRONMENTAL QUALITY: Kevin Howe informed the Board that Earth Day could be in jeopardy due to workload. Bill and Sara will confer on how to garner volunteer support for the event. Kevin also reported that he had been contacted by Alan Pisarski that his wife saw something swimming in the lake that might be an otter. Davis Grant has recently found a second dead otter. Kevin reported that otters are not in the Holmes run watershed, but they are in Accotink and that they are a positive signal of lake cleanliness.

LEGAL: No further discussion items.

LAKE MANAGER'S REPORT: Chris reported that the 2017 annual fees invoices have been mailed and payments are coming in. She informed the Board that she had deposited \$70,855.50 in December and already \$110,930.50 in January for a total

of \$181,786 to date. 483 lots paid are paid and 562 unpaid. The annual meeting notice was mailed out on Jan. 6 so ballots should start coming in shortly.

In preparation for the discussion in February regarding the ARC guidelines and to be prepared, Chris stated that she needs the current ARC docket as the last one she has is from August '16. She added that she also needs electronic copies of plans submitted as is missing many from Rick and Kevin. Kevin told her that he would supply all of the applications over the past year on a flash drive as well as the current docket.

PRESIDENT'S REPORT: Bill reported that the February Board meeting will be addressing the ARC guidelines and security. Discussion took place regarding room rentals that are advertised on lakelink. One option discussed was to add a disclaimer to the yahoo page. A motion was made by Sue and seconded by Kevin Howe to add such a disclaimer to the lakelink Yahoo page. All voted in favor. Dave will craft the disclaimer language and contact George McLennan to have it posted.

Bill reported that the Glavis property outside of Lake Barcroft is going to be redeveloped by the family. Eighteen single family homes are scheduled to be built on 10 acres. This is a by-right development and access will be directly to Sleepy Hollow Road.

The meeting was adjourned at 9:59 PM.

Respectfully Submitted by
Anne Cullather, LBA Secretary