

**Minutes of the Lake Barcroft Association Board of Directors  
May 10, 2017**

The meeting of the Lake Barcroft Association (LBA) Board of Directors was called to order at 7:13 PM by President Bill Lecos at 6425 Lakeview Drive, Falls Church, VA 22041. Those present were LBA Directors Bill Lecos, Anne Cullather, George Waters, Kevin Kampschroer, Sarah Mattingly, David Emmerson, Susan Escobar, Brian Allen, Janet Kerley, Jake McKittrick and Kevin Howe. Board members Andrew Casolini Dal Bo and Sara Franco were not present. Newsletter photographer Larry Golfer, WID Trustee, Alan Pisarski and lake residents Carole Bausell, Betsy Washington, Bob Gonzalez and Tobin and Donna James were also present.

Janet Kerley made a motion for the Board to enter into Executive Session at 7:13 PM, which was seconded by Dave Emmerson, for a special hearing regarding enforcement of LBA home business rules. Bill made a motion which was seconded by Jake not to impose any penalties, which was approved by unanimous vote of the Board. Bill moved to exit Executive Session, which was seconded by Jake and approved by the Board, which returned to its open meeting agenda.

**MINUTES:** Jake moved to approve the minutes of April 12, 2017 as amended, which was seconded by Dave and unanimously approved by the Board.

**REVIEW OF AGENDA:** No changes were proposed to the agenda.

**CALENDAR REVIEW:** The Board calendar was reviewed.

**COMMUNITY FORUM:** There were no attendees who wanted to address the Board.

**NEW BUSINESS**

**WID UPDATE:** Alan Pisarski gave a brief WID update. The lake and beach cleanup by the WID has been completed from the recent storm. He reported that six truckloads of debris collected by the harvest barge was hauled away. He also reported on the status of the Beach 3 pumping station. Cement is being poured for the footings and flora/fauna will be planted. The parking lot will be paved and any holes will be fixed. Alan also updated the Board on the project to replace the hydraulic cylinders on the dam. The cylinders cost \$125,000 each and are fabricated in Alabama. They are scheduled to be delivered in September. WID will bid out the installation work, which will be even more expensive. It will take 36 hours to replace a single cylinder. The work is scheduled for October. He also talked about the dam gates recently opening 20% due to heavy rains and over flow. He discussed the very successful WID open house and estimated that approximately 200 residents attended. Alan thanked Kevin Howe and George Waters for supplying their barges for the eco tour. Kevin Howe mentioned that the WID bastille gate is the largest in the country.

**ARSON ATTEMPTS AT BEACH 5:** Bill reported that three fires have been set at the beach 5 peninsula using accelerants, indicating they were intentionally set. The fires burned a few bushes and vines but could have been worse. Brian is exploring electronic surveillance options, as is the WID. Bill suggested additional patrols should oversee the areas. The police suggested making the area less appealing such as removing the branch that rope swings have been placed, planting prickly bushes, etc. George suggested foot patrol in this area by the police would be helpful.

Bill suggested that the Board should determine what it would cost to obtain a professional assessment that would identify various options that could be considered, such as cloud-based security camera coverage. Brian was familiar with a vendor that could provide an estimate. It was mentioned that the last time the Board reviewed the potential installation of security cameras, the quotes ranged from \$50,000-\$100,000. A motion was made by Janet and seconded by Brian to pursue a professional assessment. The motion passed with unanimous support of the Board. Brian will provide a report at the next Board meeting. In the interim, one camera will be placed by WID on the WID compound, the gazebo and on perch pathway.

**PRESENTATION:** The Board thanked Kevin Howe and Betsy Washington for all of their hard work on the Board and in the community and presented them with a picture of their property. They are leaving the community and Kevin is stepping down from the Board.

#### OLD BUSINESS

**FAIRFAX COUNTY SUB-DIVISION:** Bill summarized a meeting held with Fairfax County representatives regarding recent quit claim deed applications for both the Roberts property and the Gorko property. Anne Cullather attended the meeting with Bill and outside counsel Bruce Eastmun. Also attending was legal counsel for the Robert's family. The county had wanted LBA to follow the county process for sub-division of property rather than filing quitclaim deeds. The county made a presentation as to why they are pursuing this. There is language in everyone's deeds specifying certain details which concerned the county. LBA explored an alternative to sub-dividing, which would be for LBA to Grant an easement for exclusive enjoyment for the outlots involved. The benefit of this approach is that It follows the land and stays with the property. The easement will appear on surveys, and the transaction is simply between two parties without requiring the involvement/approval of the county. The county staff liked this approach. A motion was made by Bill regarding the Roberts property to reverse the quitclaim deed for the outlots on the Robert's property and grant a permanent easement for exclusive enjoyment of the outlots owned by LBA. The motion was seconded by Kevin Kampschroer and approved unanimously by the board.

Bill made a second motion to use a permanent easement as the solution for future properties. He will ask outside counsel at the Chadwick firm to draft easement language and a policy guidance document for the Board, which can be reviewed at a future meeting.

#### COMMITTEE REPORTS

**ARC:** Brian reported 3 plans submitted and approved. 3 additional applications were pending. Anne distributed a draft ARC waiver regarding Virginia Dominion Power installation of transformers for underground power project in resident's front yards. Kevin Kampschroer made a couple of suggestions. A motion was offered by Bill that we publish a note that the transformers do not require LBA/ARC approval. Dave seconded. Kevin Kampschroer amended to put a foot note in the ARC guidelines as well. The Board voted unanimously to support the motion.

**WATER SAFETY:** Janet submitted a written report which is included as attachment #1 to the minutes. Regarding the recent beach clean-up events, she reported that over 85 volunteers participated at the various beaches. She is working with George on a few remaining items. New beach signs have been ordered at a cost of \$290.00 per sign. 4 new signs were ordered plus two extras. Regarding life guard staffing, she reported that 24 life guards have been hired, including 17 full-time guards and 7 part-time guards. She is still looking for a coordinator for swim lessons. Janet also reported that the boat auction plans are being finalized for the June 17 auction. There will be an article in the LBA newsletter as well as notices on Lakelink to remind residents to get their stickers on their boats.

**SPECIAL EVENTS:** Sara submitted a written report that is included as attachment #2 to the minutes.

**PUBLICATIONS:** Sarah discussed concerns expressed by a resident regarding the availability of the LBA newsletter on the website, and its public accessibility, which inadvertently may disclose private information of LBA residents. Kevin Howe made a motion that the newsletter section of the website be located behind the firewall so it is password protected. The motion was seconded by Anne and passed unanimously by the Board.

Sarah then discussed concerns regarding the practice of sharing the LBA directory with advertisers who purchase ad space in the directory, a common industry practice. Discussion took place regarding this policy and issuing directories to nonresident advertisers.

**Comment [AC1]:** Chris, please be sure to attach to version that circulates to board.

**Comment [AC2]:** Chris please attach Sarah's report to the end of the minutes. Thx

Kevin K. moved that advertisers receive a copy of the front and back cover and their ad. The motion was seconded by Dave. George amended the motion to look into circulating to advertisers a directory that omits the names of the residents but displays their ads. The Board voted unanimously in favor of these motions.

Sarah has found another programmer for the website who will help complete the web programs and documentation.

**IMPROVEMENTS:** George reported the following:

- new signs have been ordered for the beaches and should arrive in 2-3 days;
- He has been in contact with VDOT regarding boulders in the VDOT easement on Duff Drive and the potential obstruction that they could cause to emergency vehicles trying to access the beach. VDOT will inspect the situation;
- Dog poop bag dispensers are now installed at every beach so that residents can properly dispose of dog waste
- The Beach 1 swing has been repaired;
- Beach buddy tongs have been used to help clean debris from the water and is being used at beach 1 and 2. The current tool is over 20 years old and broken, so he would like to buy a replacement tool for \$400 if one can be located. They are evidently not manufactured anymore.
- The graffiti has been cleaned off the Potterton Bridge by VDOT; the beer bottles may still need to be cleaned up.

**SECURITY:** Susan reported patrols have started.

**ENVIRONMENTAL QUALITY:** Kevin Howe reported the following;

- Earth Day had to be canceled due to weather. Much of the materials used for Earth Day are stored in the containers on the WID compound for future use.
- He is currently looking for a replacement for Geese Peace and possibly has a replacement.
- The Tree replacement program will be run by Elaine Lindstrom and Joanne Wagner.
- Beaver issues are starting and he has received a number of calls from residents. The LBA Policy is on the website. In the state of Virginia, it is illegal to re-locate a beaver. The WID will be helpful in managing beaver issues. The declining beaver population is related to the increase in spatterdock in the lake.

**LEGAL:** Susan addressed the short term rental issue. Advertising has moved from Air BnB to HomeAway.com. and vacationrentals.com. Another residents posting is offering beach access and use of the lake. Dave suggested at the next meeting we need to develop a process for checking on these. Bill has been appointed to the Fairfax County working group that is developing the regulations to implement the new law. Bill will post a notice on Lakelink and in a newsletter article to discuss the issues.

**TREASURER'S REPORT:** The budget remains on track for the year. Publications have brought in increased revenues, which offsets increased expenses due to tree maintenance.

**MEMBERSHIP:** Jake reported that there are 40 unpaid lots, down from 77 in April. Another email reminder will be circulated.

**LAKE MANAGER'S REPORT:** Beach tags were mailed to paid lots on April 27. 14 volunteer cards have been returned to date. Sand deliveries are complete with one truck load going to each beach. Toilets are being cleaned weekly and the lifeguard phones will be activated on May 17. I was able to get the monthly fee down from \$39 per phone line to \$15.

#### **PRESIDENTS REPORT**

**COLUMBIA CROSSROADS UPDATE:** Bill discussed shelter area and multi-family development. Nothing will be done on the property location until 2019 after the shelter has been relocated. Bill will submit a request to testify in June before the County.

Bill discussed Kevin Howe's vacancy on the Board and asked Board members if they would like to either leave the slot empty until the end of Kevin's term or permit someone to complete his remaining 1-year term. A motion was made by Sarah to fill the seat. Seconded by Janet. George stated that the previous policy was to appoint the next person who received the most votes in the election. Janet moved and Kevin K. seconded a motion that Bill contact Lillian Yang and if she agrees to serve, the board will vote electronically to appoint her to the vacancy. The motion passed unanimously. Subsequently, Lillian agreed to serve and an electronic vote unanimously approving her appointment was passed on May 13.

The meeting was adjourned at 9:55 PM.

Respectfully Submitted

Anne Cullather  
Vice President