

Minutes of the Lake Barcroft Association Board of Directors
April 13, 2016

The meeting of the Lake Barcroft Association (LBA) was called to order at 7:35 PM by President Bill Lecos at 6425 Lakeview Drive, Falls Church, Virginia. Those present were LBA Directors, Bill Lecos, Anne Cullather, Rick Aldrich, Andrew Casolini Dal Bo, Sara Franco, Kevin Kampschroer, Brian Allen, David Emmerson, Susan Escobar, Kevin Howe, George Waters and Sarah Mattingly. Todd West was absent. Lake Manager Chris Lawson was also present. Lake residents Marilyn Finley and Blake Ratcliff were also in attendance.

MINUTES: The minutes of March 15, 2016 were reviewed. Kevin made a motion to approve as amended, which was seconded by Andrew and agreed to unanimously by the board.

CALENDAR REVIEW: The community calendar was reviewed. Sand has been ordered but volunteers are still needed for Sand Day. Membership dues delinquency letters are due to be distributed, and a letter will be sent to the Fairfax Police Department by Kevin regarding scheduling of overtime shifts.

NEW BUSINESS

GUEST DISCUSSION

Air BNB: Blake Ratcliff addressed the Board regarding his Airbnb operations. He argued that short term rental arrangements are outside the jurisdiction of the Board, and asked that the previously-issued cease & desist letter be withdrawn or a decision be made by the Board. Blake alleged there were irregularities from his perspective in the Board's actions. Bill Lecos suggested the Board clarify that the cease and desist letter is not an enforcement action while the Board further considers the issue of Airbnbs in the community. The Board agreed and no enforcement action will be taken for now regarding the Airbnb homes operating in the neighborhood.

NEWSLETTER: Marilyn Finley updated the Board on the community newsletter. Sue Nixson has been retained to assist with the layout of the newsletter. Andrew will write an article for the May issue regarding the beaches. A physician has contacted Marilyn about contributing an article about the Zika virus. Deadlines for articles are the 20th of each month.

OLD BUSINESS

WID – A committee has been formed to identify nominees for the vacant trustee position. The Committee is comprised of Gerry Mendenhall, George McLennan, Bill Lecos and Andrew Casolini Dal Bo. They are in the process of compiling a list. Arrangements have been made to present Chuck de Seve with an LBA recognition plaque at the annual WID meeting in appreciation for his years of service.

COMMITTEE REPORTS

COMMUNICATIONS: Sarah Mattingly provided an update on the community website, which has still not been completed. The Association had contracted with Taoti to improve the functionality of the website but the work was not completed when their staff left. Shane Oleson then stepped in to finish the project with his consultants, but again the work hasn't been completed due to skillsets and staffing changes. Sarah discussed a variety of options that could be considered, including migrating to a template-based web company. The Association could also hire a part time person to update the site and help print the directories. Kevin offered his assistance in evaluating where we are in the development process of the website. Bill asked the Board members

to review the website and send him an email with “must have” features (and copy Chris). Blake Ratcliff recommended we look at “upwork” as an option, which allows one to choose a developer with a firm fix price and schedule. An action plan will be presented in May to wrap up the project.

Sarah also discussed the need to formalize contractual arrangements with the contractors that support the newsletter. Sue Nixson supports the layout of the newsletter and Don Christian designs ads for both the newsletter and directory. Eva had drafted consultant contractors for web designers that could be used as a template. On the LBA Directory, a reasonable calendar has been established for printing and distributing the directory.

TREASURER’S REPORT: Bill presented Todd’s report. Revenue year-to-date is even with 2015. Expenses are up year to date by \$6,000. The audit is in its final stages and a final completed audit report should be received before the May board meeting.

MEMBERSHIP: Rick reported that 7 lots transferred ownership, generating \$350 in revenue. 989 out of 1045 lots have paid their dues and 56 remain outstanding.

ARCHITECTURAL REVIEW: Kevin Kampschroer reported that 3 applications had been approved and two new projects have been received. One project is for Ralph Smalley, who wants to remove the previously-approved car shed and instead enclose his carport as a garage. In addition, 3 people have asked for information and consultation from ARC on their projects. Kevin also mentioned that one resident had obtained a county permit to enclose their carport but hadn’t applied to ARC, and another resident installed a retaining wall in their backyard without applying to ARC. Letters to these two violators have been drafted and will be mailed by ARC.

WATER SAFETY/BEACH MAINTENANCE: Andrew updated the board on his contract discussions with Kevin Hardy, which will be reviewed by legal and then executed by Andrew. Kevin is in the process of recruiting lifeguards and Andrew reported they are receiving a good number of applications. Beach clean-up day has been scheduled for May 7th and Andrew is recruiting volunteers. Andrew also provided an update on Fairfax County’s construction projects at the pumping stations within Lake Barcroft. He attended the kick-off meeting with the county contractor (HITT). There is intense focus on ensuring the project creates no problems for the lake. An urgency protocol has been established should an event occur, and LBA will utilize its Swift 911 service to notify residents of any problems. In that regard, we need new manager training on the Swift 911 service. Kevin and Susan both indicated they would take the training.

SPECIAL EVENTS: Sara discussed an initiative to invite Food Trucks to serve the Lake Barcroft beaches. She would like to run a trial. No twitter advertising would be permitted regarding the truck’s location. David will review the liability issues and Sara will have initial discussions with District Taco to gauge interest. Sara also discussed Sand Day, and the need to recruit adult volunteers to assist in the organization of events. They have been successful in recruiting child volunteers. George Waters will talk with Cricket about writing an email on lakelink to encourage volunteer participation. Finally Sara discussed Movie Night, which will be scheduled in May or June at Beach 5. She mentioned the street lights at that location interfere with the event, and Kevin Howe offered to investigate whether they can be turned off for that night.

IMPROVEMENTS: George reported that he and Brian have toured the beaches to develop a project list, which he distributed. They identified nearly 40 projects that need to be addressed. He also raised the serious issue of flooding and street erosion that has resulted from leaves piling up in drainage ditches, and the need for a community-wide education program. An article will be developed for the newsletter. George also briefed the board on plans to build a new boat dock at beach 2 that is closer to the boat racks. Beach erosion at Beach 4 is being addressed by David and Andrew. Kevin Howe raised an idea about establishing “tiny libraries” at the beaches for summer reading. Sara, George and Kevin will review. This could be a great Eagle Scout project for a neighborhood boy scout.

SECURITY: Susan Escobar reported that she had met with Kevin regarding setting up the summer patrols for off-duty police officers. She will be meeting with Gary Moore, the new liaison for the police department. In addition, the community needs 4 policemen for the 4th of July. Susan is developing plans to re-organize and re-invigorate neighborhood watch and is seeking volunteers for the various sections in the lake community. She will be writing an article for the newsletter.

ENVIRONMENTAL QUALITY: Kevin Howe reported that Earth Day will be held April 24. Barge Tours will be available, joined by Davis Grant. The Boats for Water Safety as well as Geese Peace have been procured, along with motors and one trailer. The first boat will be delivered in time for Earth Day celebrations; the second boat will arrive a week later. Kevin also reported on a letter he had received from Dr. Giunta on Lakeview Drive regarding mosquitos and the zika virus. The mosquitos around Lake Barcroft are typically the Asian Tiger mosquito, which are not typically associated with the zika virus. Kevin will write an article for the newsletter and encourages residents to eliminate any standing water on their property including gutters and drains.

LEGAL: Dave reported that 2 ARC enforcement letters have been drafted and will be ready to be issued once some final details are completed. Regarding the Air BNB issue, a law firm has been retained to provide a legal opinion to the Board. The firm is a recognized expert on home owner associations and Air BNB legal developments. LBA will communicate with the four to inform them that no enforcement action is currently being pursued.

The meeting adjourned at 10:20 PM.

Respectfully submitted by,

Anne Cullather
LBA Secretary