

Minutes of the Lake Barcroft Association Board of Directors

August 10, 2016

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, Anne Cullather, Todd West, Sara Franco, Sarah Mattingly, David Emmerson, Susan Escobar and Kevin Howe. Board members George Waters, Andrew Casolini Dal Bo, Brian Allen, Rick Aldrich and Kevin Kampschroer were not present. Lake residents Ralph Smalley, Blake Ratcliff and WID representatives, George McLennan, Alan Pisarski and Davis Grant were also in attendance.

MINUTES: The minutes of July 13, 2016 were reviewed and Dave made a motion to approve the minutes as amended, which was seconded by Kevin Howe and approved unanimously by the board.

REVIEW OF AGENDA:

CALENDAR REVIEW: The Board calendar was reviewed with no proposed revisions.

NEW BUSINESS

COMMUNITY FORUM: Ralph Smalley discussed ARC issues having been through the process 4 times, recommending that the process be reviewed and revised to be more collegial and less litigious. He reported that projects he has submitted to the ARC have taken months to approve often without any representatives of the ARC visiting his project. He indicated that he had previously submitted suggestions to improve the process to the Board without result. Ralph is concerned that the ARC guidelines are vague and ambiguous, leaving LBA vulnerable to conflicts and litigation. Susan made a motion to review the ARC guidelines. Bill asked to table the motion until the Board representatives of the ARC could be present. Dave Emmerson noted a complaint from a neighbor who is still waiting for resolution of a fence issue with the ARC, alleging that the ARC had mis-measured their fence and then issued a cease-and-desist letter. Dave also urged that the ARC processes and timelines be reviewed. Blake Ratcliff made a brief statement regarding short term rentals, summarizing the history of his discussions with the Board on the issue. He recapped the process he has gone through with the Board. A written copy of his statement is attached to these minutes as Attachment #1.

WID BRIEFING ON AQUATIC VEGETATION MANAGEMENT PLAN: George McLennan, Alan Pisarski and Davis Grant addressed the Board regarding the aggressive spread of aquatic plants in the lake (Spatterdock and Coon Tail) and their proposed mitigation plans in order to keep docks accessible and channels open. There are 15-20 households where spatterdock has grown in front of seawalls and docks, and WID will coordinate with residents to schedule mitigation activity near their property. Residents will have an option to opt-out of the project if they desire. Application dates will depend on the weather. WID will notify lakefront homeowners directly regarding the schedule, and is also considering use of the Swift 911 system to notify residents about closing sections of the lake for boating and swimming once the schedule is established. The project is anticipated to start in late September/Early October and last about 3 weeks, depending on the weather. Davis stated that full confirmation on the results will take a year but within the first couple of weeks, they should have a pretty good idea if it is working.

Members of the Board then discussed whether there were mechanical options that should be explored before the application of herbicides, such as dredging. Davis Grant provided background on the WID's previous efforts to control spatterdock through dredging. A test has been performed near the Beach 3 decanting area, where WID dredged a 3 square foot area using LBA dredging equipment. The results were disappointing – the plant fragmented and within 6 months had regenerated a dense field of spatterdock, more widespread than previously. Davis reported that the WID dredging equipment is limited to a depth of five feet and cannot dredge deep enough to effectively control the spatterdock. To rent other equipment would be prohibitively expensive. He indicated that spatterdock has spread all the way down Swift Island, but the channel can't be dredged without risking destabilization of the island, which is already sinking.

There are a number of factors that are contributing to the growth of spatterdock in the Lake: 1) there is a reduction in turbidity in the lake, allowing sunlight to reach deeper depths and promote plant growth; 2) the average temperature of the lake has increased; and 3) the beaver population, which feeds on spatterdock, has declined.

Kevin Howe agreed to write a newsletter article regarding the pesticide that they will be using and requested from the WID the exact product brand information.

Bill commended the WID for their thorough and transparent approach to addressing the issue, and leading the conversation during the recent community meeting dedicated to this issue. He acknowledged that follow-up treatments may be required in upcoming years, and that everyone desires the least invasive approach that is most effective. He suggested the WID might test a mechanical/dredging solution to compare the results to a limited area treated with herbicide. A motion was made by Bill and seconded by Anne to endorse WID's plan with the addition of testing a mechanical test at a designated area. Todd West amended the motion to require that the specific product name of the herbicide be provided before testing starts. The motion passed by a vote of 6 in favor and two abstentions.

COMMITTEE REPORTS

COMMUNICATIONS & PUBLICATIONS: Sarah reported the requested website work has been completed by the consultant and testing will be coordinated with Shane when he returns. There has been no resolution to the issues related to the contractors list and the website will be launched without it. The contractors list can be added later once the outstanding issues are resolved. She discussed the boating rules and what we reference on our website regarding Coast Guard rules. Kevin discussed a new law in VA regarding boating licenses. Bill deferred this issue until the next meeting when Andrew is present. It is an article that deserved an article in the newsletter. Susan encouraged the Board to revisit the Association's boating rules.

Sarah would like a separate agenda item next month to discuss community communication.

LEGAL: Dave discussed short term rentals. LBA submitted a letter to the Working Group of the Virginia Housing Commission, which will be posted on the LBA website. He also distributed a draft of new proposed rules for the Board to consider in interpreting the Association's covenants regarding home-based businesses. Questions or comments should be submitted to Dave by September 1. On September 26 LBA will host a community meeting to discuss short term rentals.

TREASURER'S REPORT: Todd reported that revenues are on target with the budget, as are expenses. He indicated we may miss the \$5,000 in web advertising that is in the budget. Boats purchased will be transferred at the end of the year to the reserve account per the accountant. The 2014 audit is complete and there are no issues that need to be addressed. Board members should plan to submit their Budget estimates to Todd by September 14. He reminded board members about their budgets. Anne asked him to send a reminder to the entire Board. The Newcomers Club is requesting \$1,000 for the welcome baskets, which is already included in the budget and can be supported. No action is required by the Board.

MEMBERSHIP: Deferred

ARC: Deferred

IMPROVEMENTS: Bill reported that a boat rack at beach 5 will be built.

SPECIAL EVENTS: Sara reported that the food trucks have been very successful. She requested help putting up Labor Day signs on August 30 and Todd agreed to assist her. She will need \$500 for movie night.

A motion was made by Sara Franco and seconded by Sarah Mattingly to allocate \$500 towards hosting another movie night. The motion passed unanimously.

ENVIRONMENTAL QUALITY: Kevin stated tree replacement program is proceeding.

SECURITY: Sarah thanked Susan for all of her hard work on putting together a very successful National Night Out event. It was reported that her son John Paul, a member of our lifeguard staff, helped rescue a child in distress. Susan suggested LBA consider purchasing decorative lights that can be used for this annual community gathering. She informed the Board that Detective Lawalt is very concerned about tree companies that prey on the elderly. Bill suggested that an article should be developed for the newsletter on this issue. Anne suggested we might also work with the Lake Barcroft Village to advise our elderly neighbors. Finally, we have received a request from a member of our Police patrol to be granted permission to kayak on the Lake when they are off-duty. There are 10 police officers on our patrol team. The board had no objection and approved that an officer plus one guest could kayak on the lake provided their boats/kayaks are cleaned before entering the water to prevent contamination.

WATER SAFETY: Lifeguard shortage will result in restricted operations in August. Kevin Howe expressed concern about an asphalt hump that may be installed at the top of the parking lot at Beach 4. Kevin believes a trench drain would be a superior solution. He will discuss with Andrew when he returns.

LAKE MANAGER'S REPORT: Chris reported that beach parties have been very busy including a wedding last weekend. She assisted with the ABC film crew at the community garden on July 8 and will notify the Board when it will be aired. She has made the 77 e-mail address changes to the Swift911 database that Sarah received back, and also completed the swift 911 training program. The new boat trailer has been registered with a permanent registration. Directory letters were mailed and 166 changes have been received. She stated that she had one action item that needed attention from the legal committee. A vacant lot on the corner of Blair Road and Glen Carlyn Drive is currently under contract and appears to be listed as a Lake Barcroft lot though it has never been on the database or invoiced. She has asked Dave to look into this and report back. If confirmed, the lot will be added and the new owner will begin to receive annual bills.

PRESIDENT'S REPORT: Bill is working with Chris on invitations to the Civic Affairs meeting on October 18. He reported that he has appointed a Nominating committee. Jim Kilbourne will chair as the past President, Rick Aldrich will co-chair as the Membership chair and he has asked Sarah Mattingly to represent the middle section and will ask Andrew to represent the north side on the community. He discussed National Night Out and recognition of the lifeguards and suggested making that part of the annual event. He discussed developing an emergency program for the Board to ensure the Board members are integrated into community emergency response plans.

The meeting was adjourned at 11:05 PM.

Respectfully Submitted,

Anne Cullather
Secretary