

Minutes of the Lake Barcroft Association Board of Directors
June 8, 2016
Rev.1

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, David Emmerson, Susan Escobar, Kevin Howe, George Waters and Sarah Mattingly, Todd West, Kevin Kampschroer and Brian Allen. Lake Manager Chris Lawson was also present. Lake residents Josie Ballato, Kate Walsh, Carol Hawley, Dana Monette, George Brock, Andrea Podeschi, Mark Escobar, Laurie Arrants, Linda Naugle and Steve Naugle were also in attendance.

MINUTES: The minutes of the May 11, 2016 board meeting were reviewed. Kevin Howe made a motion to approve the minutes as amended, which was seconded by Todd and agreed to unanimously by the board.

CALENDAR REVIEW: The community calendar was reviewed. The ice cream social is this weekend. Also, National Night Out is 8/2 and community activities will be scheduled. The LBA Board will be participating in the community's Fourth of July parade.

NEW BUSINESS

WID Trustee – Alan Pisarski has been recommended to be appointed as a trustee to the WID.

GUEST DISCUSSION

The group of guests from Grass Hill Terrace addressed the Board regarding their concerns about the AirBnB operations on Grass Hill Terrace and elsewhere in the community. Kate Walsh led the discussion and expressed concerns regarding safety, noise, and traffic/speeding. They argued that the AirBnB on Grass Hill Terrace is a commercial enterprise, advertising the property for rent every weekend from May through September, all holidays and daily from Memorial Day through Labor Day weekends. They argued that Air BnB operations also threatened property values in the community and presented a challenge to controlling lake access. They also raised concerns about investors purchasing homes in the neighborhood for the sole purpose of using them for short term rental operations, infiltrating the community with these "hotel" operations. They have filed a complaint with Fairfax County and asked the LBA Board to prohibit Short Term Rentals in Lake Barcroft.

Josie Ballato also addressed the Board, sharing a presentation regarding AirBnB concerns. She indicated that she had filed a code complaint with Fairfax County based on overcrowding, but the County didn't issue a cease and desist letter due to the pending state legislation. She reported that the County has assigned an investigator to review the Grass Hill Terrace operation.

COMMITTEE REPORTS

TREASURER'S REPORT: Todd reported that income was on track compared to the previous year. Revenue is up 1% compared to last year, and expenses are higher due to the purchase of the new boats. The audit has been completed and some revisions are required. A revised draft should be available for the July board meeting.

MEMBERSHIP: Rick reported that 19 lots remain unpaid, down from 33 reported last month. One home is scheduled for settlement; one is in foreclosure; one is on a payment schedule. Revenues associated with outstanding unpaid dues and legal fees are \$16,000.

- ARCHITECTURAL REVIEW: Kevin reported the following - 10 applications had been approved
- 1 application is pending for a carport enclosure; elevations have been requested from the homeowner;
- 2 old violations are pending;
- 4 new violations were discussed regarding homes on Crosswood, Greentree, Beachway and Tallwood.

WATER SAFETY/BEACH MAINTENANCE: Andrew reported that 22 lifeguards and 8 substitutes have been hired and training has been completed, providing good coverage on the beaches. He discussed extending the hours at Beach 2, which is supported by Kevin Hardy. It would cost an additional \$120/week for the summer. Bill moved to extend the hours at Beach 2 until 8 pm, which was seconded by Kevin K. The motion passed unanimously and the new hours will be effective 6/24.

Andrew also reported that a new homeowner, William Stage, would like to use the lake at the end of his dock for a demonstration water polo match. (William is the president of a Water Polo Association). They would have to provide insurance and list LBA as an additional insured. Barge traffic would be restricted and neighbors would be notified. The event is contemplated for the end of June.

SPECIAL EVENTS: Sara provided a summary of upcoming events. The ice cream social is this weekend, and movie night has been scheduled for July 1 at Beach 5. Kevin H. is investigating how to modify the street lights to improve the viewing environment for the movie. Sara is also working on a food truck event for early July and is in discussions with Curley's BBQ truck.

COMMUNICATIONS: Sarah Mattingly provided an update on the community website with work still in progress. She is shooting for a launch of the new website by the end of June, and there is still a lot of work to be done. Marvin Seo, our contractor, will take 3 days to finish the project in one shot. Sarah noted we owe Marvin \$2500. The remaining tasks will require 38 hours of work at \$100/hour, including the following activities:

- The "wireframe" needs to be completed
- The mail-merge function needs to be done
- Paypal needs to be operational (8 hours)
- The contractor's list needs to be completed (4 hours)
- Website registration to allow multiple id's per household

Bill Lecos proposed a motion to spend \$300 in addition to the already-authorized amounts to finish the web project by the end of June. After some discussion, Bill rescinded the motion.

Bill asked the Board members to review the May 31st email from Sarah regarding review and revisions to the website and get their comments to Sarah ASAP. Dave will revise the contract with Marion to reflect to new scope of work, and LBA will pay her half upon Marion's agreement to the revised scope of work and half at launch of the website. Sarah has a \$3,000 budget for maintenance of the site. The on-line directory will be updated by June 30th.

LBA Directory – a letter will be sent to the community to confirm member information that will be published in the new directory. Chris and Sarah will work out the timeline with Bill for sending the letter and requesting a response from homeowners. The Directory is scheduled to be printed in December.

IMPROVEMENTS: George and Brian recognized several volunteers for their assistance on various projects: Rusty Metz and Donna Black repainted the beach signs; Walter Cate installed new steel plates to reinforce the BBQ grills at the beaches; and Joe Franco's students helped eliminate invasive vines with 4 students working 8 hours/day for 4 days. George will ask Delfino for a quote to remove poison ivy vines near Beach 5.

The Board then turned to the issue of dog waste at the beaches and at the women's club garden and Beach 5 peninsula. George proposed installing baggie stations at various locations to ensure dog-owners had access to bags to pick up and dispose of dog waste. The lifeguards could refill the stations in the summer and WID has offered to refill the stations in the off-season. The Board discussed the benefits of such a project and Dave suggested that LBA/WID install 3 stations to start: 2 at the women's garden and 1 at the Beach 5 peninsula. The costs of the dispenser stations are less than \$120 each, and George agreed to order them. George also made a motion to install dog-scoop reminder signs around the neighborhood, but the discussion was tabled for a later date due to concerns about sign saturation in the neighborhood.

George then discussed the status of the mini-library project at the beaches. Kevin Howe had suggested we buy pre-made kits and let the community paint them. George and Kevin will circulate options for the kits.

George then discussed the issue of the fence along the Dearborn Street entrance to the community garden, which had been removed when WID renovated the Garden. There has been discussion on LakeLink regarding the need to replace the fence. WID had promised installing a "living fence", and a partial one has been installed. Bill discussed the option of placing a lifeguard in the women's garden to check tags and prevent trespassing. Susan suggested that the signage at the Women's Garden may need to be reviewed/revise. Bill will revisit opportunities for collaboration with WID on the Women's Garden.

SECURITY: Patrol logs have been reviewed with Gary Moore in the FCPD, and LBA has asked that they ensure their officers patrol the community garden both at night and during the early morning hours. There is concern about trespassing by fisherman before hours. Susan mentioned the National Night Out is scheduled for Tuesday, August 2. Finally, Sarah Mattingly, Bill Lecos and Chris Lawson will complete the tutorial on the Swift-911 system.

ENVIRONMENTAL QUALITY: Kevin Howe reported that Geese Peace will continue for another 2 weeks and has so far enjoyed a very successful season. He also reported that another dead beaver had been found, in addition to the previous 8. The beaver population has declined in the lake environment due to inbreeding among the population. Also the emergent aquatic vegetation (Spatterdock) is increasing as the beaver population declines. Kevin noted that the Tree Replacement program will be starting and 4 different types of trees will be available due to the drought. Regarding the boat inventory, Kevin indicated it will be completed by this weekend. Kevin also discussed the Women's Community Garden, where WID planted an invasive Japanese Barberry plant, which is a host for ticks. This plant was removed and replaced with Nandina, which is also non-native but kills songbirds. Kevin is recommending that the Nandina be replaced. Kevin will provide Bill a list of the plants that should be planted and Bill will review with WID.

Regarding the chicken issue that was raised at the last meeting, Kevin reported that LBA had submitted a letter to the County opposing a request by a homeowner in an adjacent neighborhood to house 26 chickens and 2 goats in their yard.

Compensation for Scout, the Geese Peace dog, was discussed. Kevin made a motion to compensate the owners \$30/month to support Scout. Andrew seconded the motion and it was passed unanimously by the Board.

LEGAL: Dave provided an update on the request from ABC to film an interview using Lake Barcroft as a backdrop for their show “Sea Rescue”. LBA agreed to issue a permit for the project which will take place on 7/8 from 9-11 am. In addition, Dave will draft a policy on film permits that will be reviewed at the July board meeting and decided on during the August meeting.

LBA MANAGER – Chris reported that 655 boats have been registered this year, of which 170 are on waterfront lots. She also reported that additional directories have been delivered to the newcomer’s club for new residents.

PRESIDENT’S REPORT: Bill provided an update on developments regarding the county’s zoning proposals for 7-corners and community concerns regarding increased density. Bill suggested LBA revise its previous letter to propose capping the FAR at 4.0 for non-transit areas. It was agreed Bill will revise the letter and submit it to the county for the record. He also provided an update on the Brooks Place development. LBA would like to ensure egress from this development is towards Sleepy Hollow Road. The Board then discussed the vacant land at the corner of Glen Carlyn and Blair that is on the market. Kevin Howe suggested LBA approach the owner to suggest they donate the land to LBA for a tax benefit, or that we seek a conservation easement to protect the watershed. Bill will review with WID.

Dave made a motion that the Board go into executive session to discuss the AirBnB issue. It was seconded by Kevin K and agreed to unanimously. No votes were taken or decisions made.

The next Board meeting will be on 7/13 at 6 pm at the Mason District center followed by the WID town meeting on spatterdock.

The meeting adjourned at 11:30 pm.

Respectfully Submitted,

Anne Cullather,
LBA Secretary