

**Minutes of the Lake Barcroft Association Board of Directors  
October 12, 2016**

The meeting of the Lake Barcroft Association (LBA) was called to order at 7:32 PM by President Bill Lecos at 6425 Lakeview Drive, Falls Church, VA 22041. Those present were LBA Directors Bill Lecos, Anne Cullather, George Waters, Andrew Casolini Dal Bo, Sara Franco, Sarah Mattingly, David Emmerson, Susan Escobar, Kevin Howe, Brian Allen, Rick Aldrich and Todd West. Board member Kevin Kampschroer was not present. Lake residents Laurie Arrantz, Margo Graham, Kevin Sheriff, Marilyn Finley and LBA office manager Chris Lawson were also in attendance.

MINUTES: The minutes of September 14, 2016 were reviewed. George Waters moved the minutes be approved as amended, which was seconded by Todd West. The minutes were approved as amended unanimously by the board.

REVIEW OF AGENDA: The agenda was reviewed with no revisions.

CALENDAR REVIEW: The community calendar was reviewed with no changes.

**NEW BUSINESS**

COMMUNITY OPEN COMMENTS: Kevin Sheriff and Margo Graham of Stoneybrae Dr. substituted for Jon Ferris to provide the Board an overview of BAFAPA (Barcroft Families for Playground Awesomeness), a group of more than 70 Lake Barcroft families who are seeking Board approval to build a multi-generational playground facility somewhere on LBA common property. The group would like to launch a community survey regarding the proposal as well as start a feasibility study, neither of which would cost LBA any funds. The survey would be circulated on LakeLink as well as published in the newsletter. After some discussion by the Board, George Waters made a motion to support the initial efforts of BAFAPA and the group should continue with their plans for a feasibility study. The motion was seconded by Andrew and approved by the Board.

Lake Barcroft resident Ahmed Garma then addressed the Board regarding their home-based day care operating at 6238 Beachway Drive. Home-based day cares are a permitted use in Fairfax County up to 7 kids. To exceed 7 children, a special permit is required from the Board of Zoning Appeals. Mr. Garma informed the Board that they are seeking such a special permit in order to serve 8-12 kids. They have two driveways to accommodate drop-off/pick-up arrangements as the County does not permit curbside drop-off/pick-up in this residential location. He indicated that all his neighbors have been informed of the special permit request and are supportive of the presence of their day care in the neighborhood.

**OLD BUSINESS**

NOMINATING COMMITTEE UPDATE: Rick had no updates to report. He is working with Jim Kilbourne on the next steps.

2017 BUDGET DISCUSSION: Todd circulated a draft budget based on input he had received from Committee Chairs. Sarah Mattingly and Chris Lawson will confirm the costs of website hosting. Andrew and Kevin are developing an asset replacement budget. Susan Escobar requested a 50% increase in funding for security patrols, which she would like to expand based on community feedback to cover full year instead of only during the "beach season" and possibly patrolling the Lake. No on-lake patrols were supported by the Board, but the issue of boating safety does need to be elevated in the community. Todd will present a final budget at next month's meeting. George expressed concern about presenting a deficit budget and suggested revenues should be increased or expenses reduced in order to ensure the budget is balanced. Bill noted that the patrol program had improved significantly this year and we were very successful in getting to the full coverage level of patrols and at this time modest budgetary increases would maintain that improvement.

SHORT-TERM RENTAL TOWN HALL FOLLOW-UP: There were 104 residents who signed into the recent Town Hall meeting on Short Term rentals, and there was a good, broad discussion by the community. The general conclusion of the Town Hall meeting was that Short-Term Rentals appear to be problematic for the community, particularly in situations where the homeowner leaves the property. Sarah Mattingly reported that she received feedback that some neighbors would like the community to be polled on the issue. The Board concluded there was a consensus from the community to move forward in controlling the presence and growth of Short Term Rentals in the community. Dave Emmerson had drafted proposed rules for Board consideration and discussion, which were circulated. It was recommended that a severability clause be added. George Waters made a motion to submit the draft rules to outside counsel for legal review and then distribute the draft rules to the community as amended by outside counsel. The goal would be to have the draft rules available at the February 2017 annual meeting. Rick Aldrich seconded the motion, which passed with unanimous support from the Board.

#### COMMITTEE REPORTS

ARCHITECTURAL REVIEW COMMITTEE (Kevin Kampschroer) – Kevin provided a written report indicating that 10 applications had been approved; one included a fence which was approved provided certain modifications were made after discussion between the ARC and the applicant. With regarding the Lynch application, Mr. Lynch stated that he will consider the ARC recommendation to increase the window size of the design, and he will submit any changes to the ARC. Two recently received applications are under consideration; one approval is awaiting neighbors' input; both the applicant and Chris Lawson are requesting input. Two additional applications are expected shortly but have not yet been submitted. One seawall application is awaiting WID comments, and Davis Grant has met with the applicant. The ARC has approved the application pending WID comment. A resident at 3315 Potterton proceeded with new renovations without submitting an application to ARC. A notice letter was sent to the homeowner, which yielded no results. A follow-up letter has been sent using the form letter reviewed by the Legal Chair. No other violations have been reported or discovered. A new zoning variance has been requested and Chris Lawson has provided the County notice. This is related to an old application that the ARC approved, and which, when they sought the required permit, discovered a variance requirement. Given that the work (closing in a carport) will not expand the footprint of the existing building and carport, the ARC would not rescind its approval. Kevin met with the owners and provided some input for their application to the County. Kevin also informed the board that the ARC is changing its regular meeting time from the first Monday to the first Tuesday of each month.

WATER SAFETY – Andrew referred to the Board to the written report submitted by Richard Hardy.

LEGAL – Dave Emmerson led the Board in a review and discussion of the Chadwick retainer agreement. Andrew made a motion to approve execution of the retainer agreement, which was seconded by Dave Emmerson. The motion was approved unanimously by the Board. Dave will continue to work on potential revisions to the LBA covenants.

COMMUNICATIONS – It was determined that the use of a thumbs-up/thumbs-down icon on the contractor's list would be acceptable and was approved by the Board with one abstention. The website is still not fixed completely and Sarah needs to recruit a druple programmer. The remaining fixes will be tested and, once completed, distributed for BETA testing to the Board and then to the community. Chris has started to sell ads for the directory. There is an issue to be addressed regarding the matrix of homeowners with generators to provide assistance during power outages.

TREASURER – the Audit report is in the Board package and LBA is on track and in sound fiscal shape.

MEMBERSHIP – 7 transfers generated \$50 each in revenue. 1 additional overdue member paid their dues, leaving 11 lots unpaid for a total of \$14,000.

IMPROVEMENTS – George showed the board the rail that will be installed on the new Beach 2 dock.

EVENTS – Sara Franco reported on the success of the recent Food Truck and Movie Night, where the food truck operator sold out of their food. The next event will be the Christmas Boat Light Parade and Caroling.

ENVIRONMENT – Kevin Howe reported on the completion of the tree replacement program for the year. All 40 trees have been planted. There was one cancellation but with the long waiting list, another recipient was identified. The program also received \$850 in donations. On the WID program to eradicate spatterdock, Kevin reported that the herbicide was applied on 10/4. Everything went as expected and WID is already seeing some dying plants. It is anticipated that multiple applications will be required. (Davis reported that only a gallon of the herbicide was used once diluted and the good weather conditions helped minimize the amount of herbicide used). In the next few weeks, a test will be performed on the effectiveness of dredging an area near Beach 3 to control the spatterdock. (Spatterdock doesn't growth in depth beyond 6 feet). Additional dredging could reduce lake temperatures which would decrease spatterdock. Kevin also reported that the Beach 4 plantings have been delayed until the spring by WID and the Environment Committee. Kevin is also considering the development of a natural history water trail around the lake, and will provide more details at a future meeting.

SECURITY – Susan Escobar recommended LBA provide a \$500 bonus to Officer Gary Moore at the FCPD for his assistance in managing the increased patrols in Lake Barcroft. Kevin Howe made a motion to approve the bonus, which was seconded by George and approved unanimously by the Board. Susan reminded the Board she will be hosting a crime watch meeting at her home on October 20<sup>th</sup>.

LBA OFFICE MANAGER'S REPORT– Chris reported that numerous beach parties have been hosted over the month. Regarding the directory, she has logged 212 changes to be made. She also reported on the beach out-houses. The Beach 3 outhouse is the only one open off season; George will change the combination. Chris will ask the service company if they can store the out-houses in the off-season. A street sign needed to be replaced since it was damaged in a car accident, and WID completed the work. VDOT met with Chris and resident Larry Golfer regarding deteriorating road conditions in the community. VDOT indicated they had insufficient funds to both fill potholes and remove snow. Kay Kory had a paving report of streets to be addressed.

PRESIDENT'S REPORT- Letters had been sent to two residents on Waterway Dr. and on Duff Drive regarding complaints received regarding home businesses that were being operated out of the homes in violation of the community rules. Replies have been received from the residents and Bill is working to obtain voluntary compliance. Regarding the home on Beachway, the ARC was going to meet to discuss landscaping options. Anne will circulate a previous legal memo drafted by Eva regarding landscaping. Bill then discussed the issue of Special Parking Permits. The Fairfax Board of Supervisors will take up the Nevius Street parking issue at the next BOS meeting. LBA residents on Pinetree are considering requesting restricted parking permits to solve the parking congestion created by vehicles from the Culmore neighborhood being parked on Pinetree. Andrew suggested using security patrol to track out of state vehicles that are parking over 30 days. Andrew will work with Susan and potentially meeting with Mason District police.

Bill then made a motion to move into executive session, which was seconded by Dave Emmerson, for the purpose of reviewing the incident reports related to the tragic July drowning of a high school student in the Lake, as well as review and discuss the draft response to the complaints filed by Blake Ratcliff regarding Short Term Rentals. After Board discussion, George Waters moved to terminate the executive session, which was seconded by Andrew and approved by the Board. George then moved to approve the draft response, which was seconded by Andrew and approved unanimously by the Board.

Finally, the Board took up the issue of boat sticker fees for operating smaller vessels on Lake Barcroft (e.g., Stand-up Paddle Boards, small kayaks, etc). George offered a motion that all small vessels, such as Stand-Up Paddle Boards, have the same \$25 fee as kayaks, with the exception of inflatables. The motion was seconded by Andrew and passed unanimously.

Regarding confiscation of boats on the racks without stickers, there will be an article in the newsletter. Residents will be provided 6-8 weeks notice to get stickers on their boats. Boats without stickers will be confiscated and sold in a boat

auction. LBA will bend over backwards to ensure due process is provided to residents. George made a motion to move forward with the enforcement plan to confiscate and auction boats without current LBA stickers. Dave seconded the motion and it passed unanimously.

The meeting adjourned at 11:13.

Respectfully Submitted,

Anne Cullather  
Secretary