

Annual Meeting

Board members present: Dan Kolcun, Sam Packer, Wes Cox, Kelly DiNenna, Beatrix Takenaka, Nancy Thompson, Chip Cochran

1. The meeting was called to order at 7:35pm.
2. The July 2014 Annual Meeting Minutes were approved with edits.
3. Treasurers Report: Wes reported that HOA has approximately \$78,000 presently in our accounts. New expenditures this year will include curb numbers for whole community. Milky spore is also a projected expense. No items are expected to be drawn against our reserves. Notices are being mailed to 14 owners regarding outstanding dues.
4. Old business: Annual community picnic to be held mid-September. Community yard sale was held in May 2015. Milky spore treatment is under consideration to deter grubs. Every household will be notified in writing with a description of the milky spore treatment and a response card to confirm homeowner consent.
5. Fences and Sheds: The Board proposes to resolve outstanding issues concerning HOA standards for fences and sheds this year. Some fences taller than four and a half feet were installed by the developer, but HOA covenants limit fence height and restrict sheds. ARC process allows homeowners to request approval for structural additions. The Board proposes to solicit input from homeowners on the conditions under which a taller fence height would be permissible. As part of this process the Board has compiled a map depicting properties with non-compliant fences and sheds. The Board will develop a formal proposal for the community to review. This process would include formulating a rough draft then sending it to community for input. We hope the drafting process might be completed in 4 months. Then the HOA could call a special community meeting to discuss the proposal. The HOA's lawyer would be consulted on how to update the HOA by laws. The bylaws require 75% approval by the community for amendments. Open discussion on this topic included the following comments:
 - Higher fences maybe needed backing up to the parkway or Giant; to surround an in-ground pool; to hide graffiti on the sound wall; to preserve privacy from foot traffic on adjacent trails.
 - Need a quick ARC response process to ensure people will comply in seeking ARC approvals.
 - Consider taking legal action against non-compliant properties. (Note: the Board does address compliance issues at the time of sale of a property.)
 - Do you need an affirmative response from 75% of the households to approve amendments? Can silence be construed as support?
 - The Board should employ a variety of methods to give notice and solicit input from the community (i.e.; postcards, community meetings, phone calls; all community signs; all electronic web sites). The period for voting on any proposals should be open as long as possible.

- What action can Board take in the interim regarding structures or conditions on a neighbor's property, such as a fence or shed, that are in disrepair or in a poorly maintained condition? (Board said safety conditions could be addressed by Fairfax County regulations. Homeowners can always contact Board for guidance. Also, ask neighbor if they need assistance with home maintenance.)
6. New Business:
- Beatrix described the new website available to homeowners in our community, www.Nextdoor.com. This site is useful to distribute timely information to the community and as a general exchange between residents. It does not replace the official Lake Forest website, but compliments it. One example of Nextdoor's usefulness was in circulating reports of recent thefts of small items (car phone chargers) from unlocked cars. (Note: Residents are encouraged to lock car doors, leave external lights on at night, and report any break-ins to police.)
7. Board Elections: Three Board members have expiring terms: Chip Cochran, Dave Wilson, and Beatrix Takenaka. Chip declined to run for an additional term. Resident Christopher Bing agreed to submit his name for the Board. By unanimous vote, Christopher, Dave and Beatrix were elected to new 3 year terms.

Meeting adjourned at 8:45 pm.

*Annual Meeting minutes from 2015 need to be approved by the LFCA membership at the 2016 meeting.