

Annual Meeting

Board members present: Dan Kolcun, Sam Packer, Wes Cox, Kelly DiNenna, Dave Wilson, Al Brooks, Chris Bing, Nancy Thompson,

1. The meeting was called to order at 7:35pm.
2. The June 2015 Annual Meeting Minutes were approved.
3. Treasurers Report: Wes reported that the HOA presently has \$90,634 in our accounts. A total of \$3,906 from the reserves was spent on curb number repainting. Tree expenditures are running higher this year and are not easy to forecast. Milky spore is also a projected expense. Notices have been mailed to 7 owners regarding outstanding dues. Overall, the HOA is in good financial standing.
4. Old business:
 - Document Review: The Board took action after last year's annual meeting to hire an attorney to review all our HOA documents and provide advice on our ongoing activities. The attorney, Erik Fox, has just completed his review prior to tonight's meeting. The Board needs to review his recommendations regarding the updating of our documents and procedures before discussing and implementing them with the HOA.
 - ARC: Al Brooks reported that most requests to the ARC involve maintenance items such as replacing decks and repairing driveways. The legal review the Board obtained covers pending issues involving fences and sheds in the HOA. Any changes to the Bylaws on these matters will be discussed with the HOA at a special meeting before implementation. The ARC will consider requests now for sheds attached to the house or garage, as the Bylaws specify only one structure per lot. Any exterior changes should always be reviewed by the ARC first under our existing Bylaws.
 - Question re: fence at Maritime & Penn Manor asking whether the fence extended too far? It is permissible and ARC was contacted.
 - Question re: Maritime & Cervantes Lane intersection where the road has poor drainage and residents are concerned that road condition is deteriorating. The Board needs to contact VDOT about this issue (and other damaged streets in our HOA: Fisherman's cul du sac, Cervantes Lane & Fishermans intersection, and 2 intersections on Octavia at Cervantes Ct and Maritime Lane). Pat Herryty could also be contacted about the larger drainage issue since that was a more complicated engineering repair and was not completed well. HOA member Sara White would help btain signatures from the community, if needed.
 - Milky Spore: Treatment being considered for Fall 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 to receive the free treatment. It takes 2-3 years for treatment to reach maximum effectiveness.
 - Entrance Spigot: Repaired after freezing over the winter.

- LFCA Website: The official website for the HOA has been updated and is now supported by a new Web Master, Gerhard Treiber. There is a submission link for questions or comments to the Board. The LFCA website is found at: <http://www.lakeforestcommunity.org/>. This is the only official website for the HOA and houses all community documents. In contrast, the Nextdoor website is a complimentary, third party site useful as a general exchange of information between HOA residents and the larger community.

5. New Business:

- Community Events: Thank you to those who participated in the HOA's community yard sale in May. If you would like to help us plan next year's event, please contact the Board. Community Day will be held on September 18, 2016, this year and will have an Oktoberfest theme. Please contact Beatrix Tenaka on the Board if you would like to help plan this event.
- Grounds Committee: Concern has been expressed about trees that have fallen or been damaged by the recent storms. The HOA will remove trees from trails and will monitor the common areas. Grass at the trail heads, entrances and other common areas is generally maintained by the HOA through a contract with Premium Landscaping. However, in several areas adjoining homeowners are helping to cut grass on community property. This help is greatly appreciated. The Board agrees with a resident who asked that all HOA members with shrubs, or low hanging branches, over public sidewalks cut them back to allow for full use and enjoyment of our neighborhood pathways.
- Curb Numbers: All damaged numbers have been removed and will be repainted soon.
- Leaf Collection: A resident requests that the Board consider paying for an HOA leaf collection 2-3 times every fall. The Board believes that the increased costs would have to be weighed against other pending expenses such as increasing tree removal costs and future trail repairs. Also leaf collection is already supported once a week by the trash removal companies which provide a discount to LFCA members
- Annual Dues: The Board will begin considering a proposed dues increase of a minimum 5% per year to help offset rising costs. Initially HOA dues were set at \$125 per year. Then the amount was actually dropped to \$75 per year, and has held steady at that rate over the past 20 plus years. Average HOA fees can range from \$100-\$500 per month. LFCA dues help support and maintain the trees and trails in our common areas, and pay for items like Milky Spore treatment and Curb painting. As part of its consideration, the Board will conduct an Audit this year. In addition, a Reserves study would be beneficial to ensure we are calculating expenditures at the correct rate and appropriately planning for routine expenses. The previous Reserves Study was completed in 2005. A current study would help us better plan for tree and trail expenses, with the goal of keeping a consistent and reasonable dues assessment.
- Community Volunteers: The Board recognizes and extends our gratitude toward several community members who have supported the HOA this past year: (1) Sally Tomlin for help posting on entrance signs, (2) Gerhard Treiber for establishing our new web site, and (3) Amy Holmes and Girl Scout Troop 2761 for building and maintaining our Little Free Library on Octavia Street. Please visit the Little Free Library and take, or donate, a book to read this summer!

- Neighborhood Police Update: Remember to lock car doors this summer to keep crime down. Any other concerns, please remember to contact our Community Resource Officer.
6. Board Elections: Three Board members have expiring terms: Dan Kolcun, Al Brooks, and Kelly DiNenna. All three have agreed to return. No other residents put their name in nomination. By unanimous vote, Dan, Al and Kelly were elected to new 3 year terms.
7. Questions from Residents:
- Yard of the Month: One resident asked if the Board could recognize the beautiful gardens in our HOA. While the Board declined to judge such a contest, we support the idea of recognizing the efforts of community members. If one or more residents were to arrange this activity, via survey monkey or other social media platform, we would be happy to recognize winners in some fashion (e.g. possibly on the entrance boards, in our newsletter, or at the Community Picnic?). Please contact the Board with your ideas.
 - Neighborhood issues: Trash in a neighbor's lawn is unsightly. This issue could be addressed through our Newsletter. Noise late at night should be handled by contacting the neighbor directly, or discussing concerns with the Community Resource Officer. The county adopted a new Noise Abatement law last year and residents should adhere to its limits. Pools with water outside unoccupied houses pose a concern for the safety of neighborhood children and pets, as well as an environmental hazard. Homeowners can be cited by the County for a pool in such a situation.

Meeting adjourned at 8:45 pm.

*Annual Meeting minutes from 2016 need to be approved by the LFCA membership at the 2017 meeting.